

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



September 22, 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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Matthew L. Meagher, *Judge*

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Jonathan J. Dunsinger

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Robin Sampson

Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of William J. Perkins, III, a/k/a William J. Perkins, a/k/a William Perkins, who died on August 22, 2023, late resident of Honesdale Borough, PA 18431, to Jeffrey R. Firmstone, a/k/a Jeffrey Robert Firmstone, 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 Jeffrey R. Firmstone, 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

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of KENNETH MALCOLM DAWE, late of Beach Lake, PA. Date of death July 02, 2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF CORNELIUS ANDERSEN** late of 27 Sterling View Drive, Lake Ariel, Wayne County, Pennsylvania (died August 3, 2023), to Kelly A. Burke, 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.

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

Estate of Robert Gary VanVarick
AKA Robert G. VanVarick
Late of Honesdale Borough
ADMINISTRATOR
Kristen VanVarick
75 Meadowlark Lane
Woodridge, NY 12789
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that letters Testamentary have been
issued to Thomas R. Bertig, Jr. in
the Estate of Bernice E. Bertig,
who died on August 6, 2017, late
resident of P.O. Box 324, Lake
Ariel, Pennsylvania 18436. All
persons indebted to said estate are
required to make payment and
those having claims or demands
are to present the same without
delay to the law offices of JOHN J.
MARTIN, ESQUIRE, Attorney for
the Estate, at 1022 Court Street,
Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE

9/22/2023 • 9/29/2023 • 10/6/2023

NOTICE OF EXECUTOR

Estate of Daniel Kelley a/k/a Daniel
W. Kelley, Deceased, late of Salem
Township, Wayne County,
Pennsylvania Letters Testamentary
on the above estate have been

granted to Edward J. Kelley. All
persons indebted to the said estate
are requested to make payment, and
those having claims should present
the same without delay to: Edward J.
Kelley at 306 E. Ann Street, Milford,
PA 18337, or to the attorneys for the
estate, Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire
Attorney for the Estate
Levy, Stieh & Baron, P. C.
542 U.S. Routes 6 & 209
P.O. Box D, Milford, PA 18337

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

Estate of Gail F. Bentler, Jr.
AKA Gail Bentler, Jr.
Late of Sterling Township
EXECUTRIX
Sue M. Bentler, AKA Susan
Bentler, AKA Sue Marie Bentler
c/o Thomas J. Jones, Esquire
Thomas J. Jones, Jr., P.C.
410 Biden Street, Suite 301
Scranton, PA 18503
ATTORNEY
Thomas J. Jones, Jr., Esquire
410 Biden Street, Suite 301
Scranton, PA 18503

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

Estate of William Edward Reif
AKA William Reif
Late of Clinton Township
EXECUTOR
Dorothy Jane Reif
39 Club House Road
Waymart, PA 18472

ATTORNEY

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

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

Estate of Franklin P. Pauler
AKA Franklin Pauler
Late of Clinton Township
CO-EXECUTOR
Todd Pauler
11 Hinds Road
Waymart, PA 18472
CO-EXECUTOR
Jannette Wilcox
66 Henderson Road
Milanville, PA 18443
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE

Estate of Stephen G. Jarnecki
Late of Paupack Township
EXECUTOR
Lynn M. Jarnecki
3522 Fisherman Way
Bumpass, VA 23024
ATTORNEY
Thomas W. King III
128 W. Cunningham St.
Butler, PA 16056

9/22/2023 • 9/29/2023 • 10/6/2023

ESTATE NOTICE
ESTATE OF
WENDY MARION SCHAFFER

Late of Texas Township, Wayne County, Pennsylvania, deceased. Letters of Administration on the above estate having been granted to Paula Lasky, 105 Mill Hill Road, Hawley, PA 18428. All persons indebted to said estate are requested to make payment and those having claims to present same, without delay, to her or her attorney, Mark E. Moulton, Esquire, MOULTON & MOULTON, 693 Route 739, Suite 1, Lords Valley, PA 18428

9/15/2023 • 9/22/2023 • 9/29/2023

ESTATE NOTICE

NOTICE is hereby given that Letters of Administration have been granted in the Estate of **JASON SCOTT DEMUYSERE**, late, of the Borough of Hawley, who died February 3, 2023.

All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Administratrix, **VICTORIA L. DEMUYSERE, a/k/a VICTORIA LYNNE DEMUYSERE**, and her Attorneys.

SAPORITO, FALCONE & WATT
48 SOUTH MAIN STREET
PITTSTON, PA 18640

9/15/2023 • 9/22/2023 • 9/29/2023

ESTATE NOTICE

Estate of Juliana M. Reser
Late of Palmyra Township
EXECUTOR

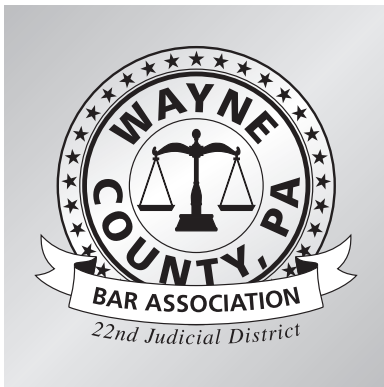
Albert Scott Reser
36 Adams Pond Road
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

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



OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 247-2023-CV

WILLIAM H. NYE and
CAROLYN A. NYE
V.

JIMMIE LEE MILLER and
HAZEL LEE MILLER HUGHES
ACTION TO QUIET TITLE
TO: JIMMIE LEE MILLER &
HAZEL LEE MILLER HUGHES,
Defendants

You have been sued in court. An
Action to Quiet Title has been
instituted against you by the
Plaintiffs, WILLIAM H. NYE and
CAROLYN A. NYE, to resolve or
extinguish any remaining claims of
estate, title, right, possession,
mortgage, lien or interests you and
all persons claiming under you
may have with respect to the
premises located at Lot 2372,
Section 21 of The Hideout
Development, Lake Ariel, Wayne
County, Pennsylvania.

NOTICE

The Court has ordered that service
of the Complaint be made upon
you by publication and you are
hereby notified to plead to the said
Complaint within twenty (20) days
from the publication hereof. If you
fail to plead to the Complaint,
judgement will be entered against
you and the Plaintiffs will be
decreed the owners in fee simple of
the said premises, and such other

decrees shall be made as the Court may deem proper
YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
925 Court St.
Honesdale, PA 18431
(877) 515-7465

Matthew H. Walker, Esq.
Walker & Walker, PC
PO Box 747
Hamlin, PA 18427 (570) 689-4007

9/22/2023

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
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

**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

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 corner 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 corner; 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 made 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 Ledgeale Road LAKE ARIEL PA 18436

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

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

**SHERIFF'S SALE
OCTOBER 18, 2023**

By virtue of a writ of Execution instituted by: Specialized Loan Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th 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, piece or parcel of land, situate and being in the Township of Salem, County of Wayne and Commonwealth of Pennsylvania being known as Lot No. 11 on a map of land of Robert P. Vonderhey dated July 19, 1973 by George Ferris, R.S., as the same is recorded in Wayne County Map Book 23 at Page 86, bounded and described as follows:

BEGINNING at an iron pin located in the center of State Road Route 63127 said point being the common corner of land formerly of Bernhardt and the parcel herein described and being the southwestern corner of the parcel herein described North 47 degrees 00 minutes West 409.4 feet along the lands of Bernhardt through an iron pipe located on the northern boundary of the aforesaid state road to an iron pipe for a corner being the common corner of Lots Nos. 11 and 12 North 47 degrees 24 minutes East 243.95 feet to an iron pipe in the western boundary of a township road (Deed Book 330, Page 385); thence along the aforesaid township road the following five courses and distances; South 58 degrees 58 minutes East 30.65 feet to an iron pipe; thence South 46 degrees 19 minutes East 187.5 feet to an iron pipe; thence South 12 degrees 33

minutes East 64.4 feet to an iron pipe; thence South 23 degrees 52 minutes West 162.15 feet to an iron pipe; thence South 49 degrees 04 minutes East 60.7 feet to a point for a corner in the center of the aforesaid state road; thence along the center of State Road Route 63127 South 36 degrees 51 minutes West 60 feet to the point and place of BEGINNING.

BEING KNOWN AS: 1
MOUNTAIN CREST DRIVE
LAKE ARIEL, PA 18436

BEING PROPERTY ID: 22-0-0031-0005

TITLE TO SAID PREMISES IS VESTED IN SAMUEL ROBINSON AND THERESA ROBINSON, HIS WIFE, AND GANESA ROBINSON, NOW BY MARRIAGE GANESA CULIC BY DEED FROM SAMUEL ROBINSON AND THERESA ROBINSON, HIS WIFE DATED 03/08/2011 RECORDED 06/07/2011 BOOK 4222 PAGE 253.

Seized and taken in execution as property of:
Theresa Robinson 4733 Bible Church Road BOILING SPRINGS SC 29316
Samuel Robinson 1 Mountain Crest Drive LAKE ARIEL PA 18436
Ganesa Robinson Culic fka Ganesa Robison 1 Mountain Crest Drive LAKE ARIEL PA 18436
Milan Culic 1 Mountain Crest Drive LAKE ARIEL PA 18436

Execution No. 150-Civil-2023
Amount \$64,643.25 Plus additional costs

July 28, 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.

John G. Simolike Esq

9/22/2023 • 9/29/2023 • 10/6/2023

**SHERIFF'S SALE
OCTOBER 18, 2023**

By virtue of a writ of Execution instituted by: CSMC 2018-RPL9 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 18th 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 or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania as laid out and plotted upon a map entitled "Map of Berry Hill Acres, Lands of Charles Swezy, Paupack Township, Wayne County, Pennsylvania, August 24, 1968, Scale 1'-200', and signed and sealed by George E. Ferris, R.S., and more particularly bounded and described as follows:

BEGINNING at a point in the center of a certain private roadway of the tract know as Berry Hill Acres, said point of beginning being a common corner of Lots Nos. 11 and 15; thence along the common line dividing said lots, South seventy-five (75) degrees forty-three (43) minutes East three hundred ninety-five and eight-tenths (395.8) feet to the corner in line of Lot No. 17; thence along the common line dividing Lots No. 11 and 17, north twenty-one (21) degrees twenty-two (22) minutes East three hundred three and forty-five one-hundredths (303.45) feet to a corner, said corner being a common corner of Lots Nos. 11, 17, 19, and 9; thence along the common line dividing Lots Nos. 9 and 11, north seventy-five degrees (75) degrees forty-three (43) minutes West six hundred thirty-two and eight-tenths (632.8) feet to

a corner in the center of the aforementioned private roadway; thence along the center of the same the following four courses and distances

1. South three (3) degrees seven (07) minutes East one hundred (100) feet;
2. South sixteen (16) degrees nineteen (19) minutes East one hundred (100) feet;
3. South forty-two (42) degrees five (05) minutes East one hundred ten (110) feet; and
4. South ten (10) degrees twenty-six (26) minutes East sixty-five (65) feet it the point or place of BEGINNING, CONTAINING three and five-tenths (3.5) acres of land be the same more or less

BEING Lot No. 11 of the tract known as BERRY HILL ACRES.

EXCEPTING AND RESERVING to the prior Grantors, their heirs and assigns, a right of way for the purpose of ingress, egress and regress over that one-half portion of the private roadway running along and across a boundary of the premises hereby conveyed, in common, with the Grantees, their heirs and assigns.

BEING the same premises which David W., Keene by Deed dated July 26, 2005 and recorded in the Official Records of Wayne County on August 9, 2005 in Deed Book Volume 2834, Page 24, as Instrument granted and conveyed unto William Mclay and Teresa Mclay.

ADDRESS BEING: 130 Berry Hill Road, Lakeville, PA 18438

TAX Parcel Number: 19-0-0303-0039.0007

Seized and taken in execution as property of:
William McLay 297 Bartron Road
TUNKHANNOCK PA 18657

Execution No. 402-Civil-2022
Amount \$247,558.55 Plus
additional costs

August 22, 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.

Dana Marks Esq

9/22/2023 • 9/29/2023 • 10/6/2023

Wayne County LEGAL JOURNAL

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Honesdale, PA 18431
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CIVIL ACTIONS FILED

*FROM AUGUST 26, 2023 TO SEPTEMBER 1, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2022-00637	HOOVER GLENDA J	8/31/2023 3:11	DEFAULT JUDG IN REM	194,346.86
2022-00637	HOOVER GLENDA J	8/31/2023 3:17	WRIT OF EXECUTION	194,346.86
2023-00181	LANDERS JAMES AND/OR CURRENT OCCUPANTS	8/31/2023 4:43	JUDGMENT/POSSESSION	—
2023-00250	HENESY-ERDMAN DIANE	9/01/2023 2:45	JUDGMENT/STIPULATION	9,048.38
2023-00250	ERDMAN DIANE HENESY	9/01/2023 2:45	JUDGMENT/STIPULATION	9,048.38
2023-00308	KSDJLH LLC	9/01/2023 3:07	WRIT OF EXECUTION	567,132.11
2023-00321	GIBBS ALBERT	8/28/2023 12:14	DEFAULT JUDGMENT	5,220.62
2023-20504	DANIELS JAMIE	8/28/2023 1:04	JP TRANSCRIPT	1,329.13
2023-20505	FILER ERIC	8/29/2023 11:08	JUDG/LACKAWANNA CTY	1,820.59
2023-20505	FILER CONSTRUCTION	8/29/2023 11:08	JUDG/LACKAWANNA CTY	1,820.59
2023-20506	ZELLER GEORGE	8/31/2023 2:18	JP TRANSCRIPT	8,355.25

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00444	BOURKE CHARLES O JR DECD	PETITIONER	8/30/2023	—
2023-00444	URMANEC SARAH EXECUTRIX	PETITIONER	8/30/2023	—
2023-00444	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	8/30/2023	—

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00448	PLEICKHARDT SCOTT	PLAINTIFF	9/01/2023	—
2023-00448	STERLING MARINA	DEFENDANT	9/01/2023	—
2023-00448	EDWARDS RYAN	DEFENDANT	9/01/2023	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00437	BANK OF AMERICA N A	PLAINTIFF	8/28/2023	—
2023-00437	ABEL ERIC J SR	DEFENDANT	8/28/2023	—
2023-00438	BANK OF AMERICA N A	PLAINTIFF	8/28/2023	—
2023-00438	ABEL ERIC J SR	DEFENDANT	8/28/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00445	MANCUSO PETER	PLAINTIFF	8/31/2023	—
2023-00445	VINNIE LETO AND SONS LLC	DEFENDANT	8/31/2023	—
2023-00445	LETO VINNIE AND SONS LLC	DEFENDANT	8/31/2023	—

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

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00442	WAYNE BANK	PLAINTIFF	8/29/2023	—
2023-00442	LOPICCOLO MICHAEL B	DEFENDANT	8/29/2023	—
2023-00443	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL	PLAINTIFF	8/30/2023	—
2023-00443	SMITH DENNIS LEON	DEFENDANT	8/30/2023	—
2023-00443	SALEM HEIGHTS PROPERTY OWNERS ASSOCIATION INC	DEFENDANT	8/30/2023	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00439	PANZELLA NICHOLAS ALEXANDER HOPKINS	PETITIONER	8/28/2023	—
2023-00439	PANZELLA WILLIAM DAYKO	PETITIONER	8/28/2023	—
2023-00439	LEECE SAMANTHA	PETITIONER	8/28/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00446	ROCKET MORTGAGE LLE F/K/A	PLAINTIFF	8/31/2023	—
2023-00446	QUICKEN LOANS LLC F/K/A	PLAINTIFF	8/31/2023	—
2023-00446	QUICKEN LOANS INC	PLAINTIFF	8/31/2023	—
2023-00446	LISOWSKI SHARON M	DEFENDANT	8/31/2023	—
2023-00447	UMB BANK NATIONAL ASSOCIATION NOT IN ITS INDIV CAP BUT SOLE	PLAINTIFF	8/31/2023	—
2023-00447	RAKE JOSHUA	DEFENDANT	8/31/2023	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00440	BIG BEAR POA	PLAINTIFF	8/28/2023	—
2023-00440	PLACONA JAMES	DEFENDANT	8/28/2023	—
2023-00441	BIG BEAR POA	PLAINTIFF	8/28/2023	—
2023-00441	TIGUE ROY	DEFENDANT	8/28/2023	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00449	MAURO MIKAYLA	PLAINTIFF	9/01/2023	—
2023-00449	KORB ANDREW P T/D/B/A	DEFENDANT	9/01/2023	—
2023-00449	A & A EXCAVATING	DEFENDANT	9/01/2023	—
2023-00449	BRYANT DALE C	DEFENDANT	9/01/2023	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00436	VALET THOMAS P	PLAINTIFF	8/28/2023	—
2023-00436	VALET JOSEPHINE	PLAINTIFF	8/28/2023	—
2023-00436	SPRING VALLEY BUILDERS INC	DEFENDANT	8/28/2023	—
2023-00436	HEARN WESLEY S	DEFENDANT	8/28/2023	—
2023-00436	STEPHEN WARGO FLOORING INC	DEFENDANT	8/28/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 11, 2023 TO SEPTEMBER 15, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
BAY RICHARD M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROCKET MORTGAGE	SALEM TOWNSHIP	45,000.00
PATEL ALPESHKUMAR R	HONSDALE NATIONAL BANK	DAMASCUS TOWNSHIP	165,000.00
KNECHT JAMIE ANN	HONSDALE NATIONAL BANK	OREGON TOWNSHIP	
KNECHT KRIS EDWARD			60,000.00
VANPELT GARY E	DIME BANK	CLINTON TOWNSHIP	
VANPELT MICHELLE L			150,000.00
GRANDE FRANK	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
GRANDE JOANNE	QUICKEN LOANS		237,664.00
ANDERSEN THERESE M	WAYNE BANK	DAMASCUS TOWNSHIP	58,000.00
Laurie Estates	DIME BANK	LAKE TOWNSHIP	
		LAKE & PAUPACK TOWNSHIPS	300,000.00
		PAUPACK TOWNSHIP	
		PAUPACK & LAKE TOWNSHIPS	300,000.00
TANINIES BRITTANY	HONSDALE NATIONAL BANK	CLINTON TOWNSHIP	50,000.00
NOVIBILSKI JEROME	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SOUTH CANAAN TOWNSHIP	
NOVIBILSKI SARAH	NATIONWIDE MORTGAGE BANKERS INC		317,300.00
MCFADDEN PATRICK	BETHPAGE FEDERAL CREDIT UNION	LAKE TOWNSHIP	
MCFADDEN JULIE MICHELLE			30,000.00
EDELMAN AMANDA	PHILADELPHIA MORTGAGE ADVISORS INC	LAKE TOWNSHIP	
EDELMAN NICHOLAS	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		229,500.00
VAIL BETH ANN	HONSDALE NATIONAL BANK	PAUPACK TOWNSHIP	100,878.00
HALL WESLEY E	AHNER TINA DIANE ADM ELDERS BARBARA S EST AKA ELDERS BARBARA EST AKA	DREHER TOWNSHIP	130,000.00
BEER CODY	CONTOUR MORTGAGE CORPORATION	BUCKINGHAM TOWNSHIP	
BEER MORGAN ELIZABETH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		361,550.00
LUSCHER ERIKA C	CITIZENS BANK	PAUPACK TOWNSHIP	
LUSCHER KEVIN M			100,000.00
ROMANO DANIELA	HOMEBRIDGE FINANCIAL SERVICES INC	LAKE TOWNSHIP	
ROMANO FRANCESCO	REAL ESTATE MORTGAGE NETWORK		98,251.00

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

MAXWELL JOSHUA	NBT BANK	SALEM TOWNSHIP	
THORNBURGH BLAIR	N B T BANK		
THORNBURGH DAVID			
THORNBURGH REBECCA			
MCKILLIP			
THORNBURGLIND ALICE BY			
AGENT			
LIND ERIC R BY AGENT			
HOFFMANN DIANE			
LIND ALICE THORNBURGH			
BY AGENT			
HOFFMANN DIANE AGENT			277,450.00
EVERY TODD E	WAYNE BANK	OREGON TOWNSHIP	
EVERY JEAN COAR			160,000.00
BURIAN ANDREW	WAYNE BANK	CANAAN TOWNSHIP	
SOSABURIAN CASANDRA			
BURIAN CASANDRA SOSA			75,000.00
AASSKK LLC	YANG CHANG FA	SALEM TOWNSHIP	
A A S S K K L L C	WANG RUJUAN		315,000.00
EISENBACH CHARLES	SELF RELIANCE NY FEDERAL	MOUNT PLEASANT TOWNSHIP	
	CREDIT UNION		
EISENBACH KIMBLEY	SELF RELIANCE N Y FEDERAL		
	CREDIT UNION		488,000.00
KLEIN DORLEEN	NOVUS HOME MORTGAGE	LAKE TOWNSHIP	
MACDONALD MARK	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		252,800.00

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RYAN ROXANNE	NBT BANK N B T BANK	PAUPACK TOWNSHIP	250,000.00
GREAVES JOHN WILLIAM	NBT BANK N B T BANK	MANCHESTER TOWNSHIP	40,000.00
SOLIERI STEVEN A	NBT BANK N B T BANK	SALEM TOWNSHIP	250,000.00
MOFFITT DEIRDRE M MCFADYEN AMY A	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	300,000.00
ALBERT BRIAN M ALBERT JENNIE CHUNG	PS BANK P S BANK	LAKE TOWNSHIP	
CHUNGALBERT JENNIE			132,350.00
ESTUS TROY	DIME BANK	STERLING TOWNSHIP	106,000.00
CORMICAN CHRISTOPHER P	WELLS FARGO BANK	STERLING TOWNSHIP	236,680.00
FOLEY CHRISTOPHER P	WELLS FARGO BANK	CHERRY RIDGE TOWNSHIP	
FOLEY AMY M			299,250.00
DARBY GROUP RE	CAPSTAR BANK	DAMASCUS TOWNSHIP	
DARBY GROUP R E			2,157,100.00
DARBY GROUP RE	CAPSTAR BANK	DAMASCUS TOWNSHIP	
DARBY GROUP R E			838,300.00
DARBY GROUP RE	NINE MANOR DRIVE PROPERTY	DAMASCUS TOWNSHIP	
DARBY GROUP R E			200,000.00
JENNINGS TIMOTHY L JENNINGS CASEY D	GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	128,000.00
ROEMER JOHNATHAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NATIONWIDE MORTGAGE BANKERS INC	DAMASCUS TOWNSHIP	180,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
WILLIAMS JOHN R	WILLIAMS JOHN R	SALEM TOWNSHIP	LOT 187R
CLAUSE GEORGE E	PESANTEZ WASHINGTON	DREHER TOWNSHIP	
CLAUSE TAMMY LEE			
JOHN A VELTRI JR IRREVOCABLE GRANTOR TRUST	NORRIS JOHN	SALEM TOWNSHIP	
ANNA VELTRI IRREVOCABLE GRANTOR TRUST	NORRIS ANA		
OPEIL WILLIAM P JR TR			
TOKAR ANDREW	TCHORZEWSKI MAREK	LEHIGH TOWNSHIP	LOT 11
JOHANNES ANNABELLE EST AKA JOHANNES ANNABELLE T EST AKA	JOHANNES JOSEPH D	CANAAN TOWNSHIP	
JOHANNES JOSEPH D EXR			
JOHANNES ANNABELLE EST AKA JOHANNES ANNABELLE T EST AKA	JOHANNES JOSEPH D JOHANNES KATHRYN	CANAAN TOWNSHIP	
JOHANNES JOSEPH D EXR JOHANNES JOSEPH D JOHANNES KATHRYN			

SCHWARTZ ALEXANDER	PEARCE CLIVE	PAUPACK TOWNSHIP	LOT 300
RUEGER RUSSELL	RUEGER RUSSELL	MANCHESTER TOWNSHIP	
RUEGER DONNA			
BATES JOANNE	BILLARD JAMES E	BERLIN TOWNSHIP	
BATES JOANNE	BILLARD THOMAS K	BERLIN TOWNSHIP	
SMAKA	MAURO SALVATORE L TR	SCOTT TOWNSHIP	
S M A K A	SALVATORE L MAURO TRUST MAURO KAREN TR KAREN MAURO TRUST WEXLER ALYSSA M HICKEY MICHELLE R MAURO ALEXANDER J		
FARRELL CHRISTOPHER E ADM BY SHERIFF	CASCADE FUNDING MORTGAGE TRUST	PAUPACK TOWNSHIP	
COHEN MELVIN L EST AKA BY SHERIFF			
COHEN MELVIN LEWIS EST AKA BY SHERIFF			
COHEN MELVIN EST AKA BY SHERIFF			LOT 113
WHALEN PAUL	MCGRORY JOSH	PAUPACK TOWNSHIP	
WHALEN ANASTASIA	MCGRORY JENNIFER		LOT 294
ALTEMIER ROGER	TOTH LAWRENCE	DREHER TOWNSHIP	
ALTEMIER RUTH	TOTH TRACY		LOT 4
WYLLIE BRYAN D	NOVOBILSKI JEROME	SOUTH CANAAN TOWNSHIP	
WYLLIE KATIE N	NOVOBILSKI SARAH		
ACE LINDA	WITKOWSKI RICHARD	LAKE TOWNSHIP	
ACE DENISE	WITKOWSKI MARION		PARCELA
WITKOWSKI RICHARD	WITKOWSKI RICHARD	LAKE TOWNSHIP	
WITKOWSKI MARION	WITKOWSKI MARION		
DOLORES R ONEILL FAMILY TRUST	ONEILL WILLIAM P	HONESDALE BOROUGH	
ONEILL WILLIAM P TR	ONEILL KELLY M		
DOLORES R ONEILL FAMILY TRUST	ONEILL WILLIAM P	HONESDALE BOROUGH	
ONEILL WILLIAM P TR	ONEILL KELLY M		
WANDALOWSKI ALAN J BY POA WANDALOWSKI PATRICK POA	WILLIAMS ANNA E	PAUPACK TOWNSHIP	
CAREY CHRISTOPHER	EDELMAN NICHOLAS	LAKE TOWNSHIP	
CAREY KATE	EDELMAN AMANDA		LOT 817
HAGMEYER RICHARD F	HAGMEYER LAURA A	PAUPACK TOWNSHIP	LOT 1LE25
ALDRIDGE JOHN G	GENNA FRANK	LAKE TOWNSHIP	LOT 2956
CASALONE GERTRUDE BY AGENT	POCONO LODGING LLC	SALEM TOWNSHIP	
LANNAN MARYANN AGENT	POCONO LODGING L L C		LOT 177
CUTRONE JACK	QUEEN STREET LAND COMPANY	BUCKINGHAM TOWNSHIP	
AHNER TINA DIANE ADM	HALL WESLEY E	DREHER TOWNSHIP	
ELDERS BARBARA S EST AKA ELDERS BARBARA EST AKA			
MARTIN STEVEN R	ASLAM HAROON	CHERRY RIDGE TOWNSHIP	
MARTIN KAREN A			LOT B
MESSERSMITH DAVID T MESSERSMITH SHANNON	HOANG RAYMOND	BERLIN TOWNSHIP	
ANDREJCISK ANDREW ANDREJCISK PATRICIA	GALLAGHER JOSEPH	PAUPACK TOWNSHIP	LOT 62

HAGER ANNE NADINE	HAGER ANNE NADINE KILMER JESSICA ANNE	STERLING TOWNSHIP	
COSKLO GAIL	GEARY AARON GEARY JANELL	SOUTH CANAAN TOWNSHIP	LOT 2
RUTUELO ARLENE TR ALFRED BAKKE TRUST HELENE BAKKE TRUST	BEER CODY BEER MORGAN ELIZABETH	BUCKINGHAM TOWNSHIP	
BEINLICH PETER E BEINLICH JANE C	POSTEN JONATHAN POSTEN KATE	SALEM TOWNSHIP	LOT 1153
YAUCH JOHN M	THOMAS RONALD L JR	CANAAN TOWNSHIP	
PIERSON FREDERICK DEAN PIERSON SUSAN WILUSZ	MAXWELL JOSHUA THORNBURGH BLAIR THORNBURGH DAVID THORNBURGH REBECCA MCKILLIP THORNBURGH LIND ALICE LIND ERIC R HOFFMANN DIANE LIND ALICE THORNBURGH	SALEM TOWNSHIP	LOT 28
TYLER CHERYL A	TYLER CHERYL A	DREHER TOWNSHIP	LOT A
SYKES CHERYL A DAVIES CHERYL A	DAVIES CHERYL A SYKES SILVANA M	DAMASCUS TOWNSHIP	LOT A
MCANDREW MARISSA AGENT DURAND CHRISTIAN E AKA BY AGENT DURAND CHRISTIAN AKA BY AGENT	DIBBLE LEONARD SCOTT DIBBLE DAWN MARIE	SCOTT TOWNSHIP	LOT 1
LANTKA ROBERT A II	AASSKK A A S S K K	SALEM TOWNSHIP	LOT 321
ALTRUI RONALD P THOMAS JACOB M	ALTRUI RONALD P KIZER AARON	PAUPACK TOWNSHIP	LOT 76
SMITH JEFFREY A SIUDUT ZOYA	EISENBACH CHARLES F EISENBACH KIMBLEY	MOUNT PLEASANT TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU DZIERZEK LEONA M DZIERZEK HARRY V JR	TAGLIAVIA CARMINE	STERLING TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU DAY JEROME JOSEPH JR	CLERGE MYRLENE P	STERLING TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU FIGUEROA STELLA FIGUEROA LUIS	CANNING NANCY GAY CANNING JOSEPH G	STERLING TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU K&S PROPERTY INVESTMENTS INC K & S PROPERTY INVESTMENTS INC	TAGLIAVIA CARMINE	STERLING TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU PALMER JAMES	KARABIN JEFFREY	DREHER TOWNSHIP	

WAYNE COUNTY TAX CLAIM BUREAU PALMER JAMES	KARABIN JEFFREY	DREHER TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU PALMER JAMES	KARABIN JEFFREY	DREHER TOWNSHIP	
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WAYNE COUNTY TAX CLAIM BUREAU ELALAM JALIL M	TODARO DEBBI	LAKE TOWNSHIP	
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WAYNE COUNTY TAX CLAIM BUREAU RUSSO JOSEPH	BELAHMEUR LOKMAN	LEHIGH TOWNSHIP	
KOMINSKI DYLAN MOHN HALIEY AKA MOHN HALIEY KOMINSKI HALIEY	DOMINGUEZ PEDRO P	MANCHESTER TOWNSHIP	
POUERIET RAFAEL JR POUERIET NOELLE	DOMINGUEZ GINA	BUCKINGHAM TOWNSHIP	
SARWAN GAVASKAR	COSTOLNICK JAMISON	BUCKINGHAM TOWNSHIP	
FLORESPERITO FRANKY PERITO FRANKY FLORES PERITO MICHELE	MACDONALD MARK	LAKE TOWNSHIP	
LANE JOAN E	KLEIN DORLEEN	LAKE TOWNSHIP	LOT 3195
WAYNE COUNTY TAX CLAIM BUREAU REFLECTION LAKES P O A	MCFADYEN AMY A	LAKE TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU WYNNE JOHN J WYNNE ROSE M	MOFFITT DEIRDRE M	LAKE TOWNSHIP	LOT 4033
WAYNE COUNTY TAX CLAIM BUREAU CREEDON KAREN CREEDON MICHAEL	BELTZ WAYNE	DREHER TOWNSHIP	
	RAU MICHAEL S SR	PAUPACK TOWNSHIP	LOT 136
	DOMINGUEZ GINA	MANCHESTER TOWNSHIP	
	DOMINGUEZ PEDRO P	MANCHESTER TOWNSHIP	
	RAMPERSAUD NITIN M	MANCHESTER TOWNSHIP	
	FOSTER GREGGORY J	PALMYRA TOWNSHIP	

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WAYNE COUNTY TAX CLAIM BUREAU HARBAUGH SCOTT A JR	STORK TRANSPORT L L C	PAUPACK TOWNSHIP	
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WAYNE COUNTY TAX CLAIM BUREAU CLARK LEHMAN A JR	STORK TRANSPORT L L C	SALEM TOWNSHIP	
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WAYNE COUNTY TAX CLAIM BUREAU MOXEY KATHI M MOXEY TIMOTHY	PHELPS JUDITH A	SALEM TOWNSHIP	
OBRIEN PATRICK	CLERGE MYRLENE P	SALEM TOWNSHIP	
OBRIEN PATRICK	HEALY MCGILLIVRAY ANGELA	SALEM TOWNSHIP	
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	JAEGER MICHELLE	SALEM TOWNSHIP	
	JAEGER ROBERT		
	BERISH GARY	LEHIGH TOWNSHIP	LOT 206
	BERISH GARY	LEHIGH TOWNSHIP	LOT 207
	PATTERSON TRACEY	PAUPACK TOWNSHIP	
	WALSH ERICA HAMILTON JENNIFER		LOT 4
PICHON EDWARD C TR THOMAS E PICHON TRUST AGREEMENT RITA M PICHON TRUST AGREEMENT	PICHON EDWARD C	LAKE TOWNSHIP	
TIGUE THOMAS	CORMICAN CHRISTOPHER P	STERLING TOWNSHIP	LOT 8
CURRAN MICHAEL J	FOLEY CHRISTOPHER P	CHERRY RIDGE TOWNSHIP	
CURRAN JANE M	FOLEY AMY M		LOT 3
ONEILL MICHAEL P	PA COMMONWEALTH	MOUNT PLEASANT TOWNSHIP	
FALSARONE PAOLA	PA FISH & BOAT COMMISSION		PARCEL A
NINE MANOR DRIVE PROPERTY LLC NINE MANOR DRIVE PROPERTY L L C	DARBY GROUP RE	DAMASCUS TOWNSHIP	
SMITH LORIE ANN EXR GUINThER JOSEPH MARTIN EST AKA GUINThER JOSEPH EST AKA GUINThER JOSEPH M EST AKA	DARBY GROUP R E		
DOBULER STEPHEN J	JENNINGS TIMOTHY L	HONESDALE BOROUGH	
	JENNINGS CASEY D		
			LOT 47
	ROEMER JOHNATHAN	DAMASCUS TOWNSHIP	LOT 45

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
September 25, 2023–September 29, 2023

Monday, September 25, 2023

9:00 AM
Arbitrations- Rechner
520-2021-CV Nagnick v. Silvestri Marcin/Pro Se
104-2023-cv Carroll v. Kile Pro Se/ Pro Se

Tuesday, September 26, 2023

8:30 AM
Weinberger v. Weinberger 92-2020-DR
Custody Pre-Trial
J.Ellis/Martin II

8:45 AM
Kirkpatrick v. Schirmer 631-2022-DR
Primary Custody Hearing & Relocation
Thomas/Martin II

1:00 PM
Dr Contempt

1:30 PM
De Novo Hearings
619-2006-DR Massa v. Constable Farrell/B.Ellis

Wednesday, September 27, 2023

8:45 AM – 11:15 AM
Swingle v. Cavage 195-2023-DR
Primary Custody Hearing
Thomas/Taylor

9:00 AM – 9:30 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court
Occurs every Wednesday effective 9/27/2023 until 9/27/2023 from 12:30 PM
to 1:30 PM

2:00 PM
Swingle v. Swingle 291-2019-DR
Custody Pre-Trial
Bugaj/Farrell/McCambridge

2:15 PM
Babcock-Conklin v. Bell
Intervenor's Petition for civil contempt
Pro Se/Pro Se/Rechner

Thursday, September 28, 2023

9:00 AM – 10:00 AM
Commonwealth Matters
Sentencing 363-2022-CR Hess, Justin Martin II
Sentencing 234-2022-CR Hirt, Christine Martin II
Sentencing 155-2023-CR Mascitelli, Dylan Martin II
Sentencing 175-2023-CR Slutter, Matthew Farrell
Sentencing 129-2023-CR Wallen, Alexander Burlein
Sentencing 83-2023-CR Stevenson, Joseph Burlein
Formal Arraignment 192-2023-CR Irizarry, Melissa Pro Se
Petition for Parole 161& 162-2021; 159-2022-CR Strasburger, Tammy Martin II
Parole Violation 174-2019 & 220-2020-CR Smith, Alexander Martin II
Petition for Violation of Probation 311-2022-CR Laflair, Christian
Petition for Violation of Parole 194 & 294-2022-CR McLaughlin, Dan Martin II
Request for Early Parole 82-2022-CR & 60-2023-CR Fuller, Vandergriff
Burlein
Formal Arraignment 263 & 264-2023 Barnes, Donovan Burlein
ICC 128-2023-MD Enot, Stephane Zimmerman- Witness(Campbell) by Zoom

11:00 AM
Summary Appeals
23-2023-SA
Phillips, Wayne
Burlein
27-2023-SA
Dickerson, Gregory Leig

1:00 PM
Commonwealth Matters
DOCKET DEFENDANT EVENT DEF. ATTY ADA
327-2022-CR Featherman II, William GP Campbell B.Ellis
125-2023-CR Bedi, Sarah GP Campbell SLR
169-2023-CR Drake, Michael GP Campbell B.Ellis
223-2023-CR Karel, Teresa ARD McDanel
168-2023-CR Kime, Riley ARD Martin II J.Ellis
309-2022-CR Escarffullett Perez, Eric GP Burlein
158-2023-CR Fowler, Matthew ARD Burlein
Petition for Violation of Probation 305-2022-CR Baker, Ashlee Martin II

Violation of Parole 14-2022-CR Christman, Gary Martin II
190-2023-CR Cupo, Christopher Amend ARD K. Martin
173-2020-CR Martino, Gatlin Violation of Parole Zimmerman Moved to
October 5th
238-2023-CR McGee, Morgana Pet for Mod of Bail Campbell
367-2022-CR Keller, Isabella Amend ARD Zimmerman

Friday, September 29, 2023

9:00 AM
PFA
369-2023-DR Geyer v. Meireles Thomas

10:00 AM – 12:00 PM
Picchio v. Smith 435-2022-DR
Primary Custody Trial, Def's Special Relief, and Def's Pet for Modification
Martin II/ Pro Se

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

September 25, 2023–September 29, 2023

Monday, September 25, 2023

9:00 AM – 12:00 PM
Status Conferences
9:00 119-2023-CV Elonka v. Jandreau Bugaj/B.Ellis
9:15 25-2023-CV Julia Ribaldo v. Boyle Eisemann/Pro Se
9:30 223-2023-CV Edwards v. Wallingford Krowiak/Pro Se
9:45 234-2023-CV Camp Morasha v. Mobile pro cleaners Henry/Pro Se
10:00 529-2022-cv Greene v Jantz Campbell/Pro se
10:15 461-2022-CV Kasick v. Case Lenahan/Pro Se
10:30 80-2023-cv Dietrich v. Jake's Toszczdlowski/Pro Se
10:45 145-2023-CV Gil v. WC Transportation Francis/Pro Se
11:00 171-2023-CV Weinczyk v. WMH eta; Layser/Hill/Dziak/Aldrich
11:15 187-2023-CV Gorton v. Wagner/Fishing hole/Fishing hole reality &
Swift Morahan/Janc/Voter/Boccella/Zeil
11:45 197-2023-CV Dombroski v. DJB Property Goldenziel/Pro Se

9:30 AM
In Re: D.R. 37-2019-JV; 2-2021-JV; 4-2021-JV & 26-2021-JV
Dispositional Review Hearing
DA/Farrell

10:00 AM
In Re: Z. Tyler 4-2023-JV
Consent Decree
DA/Katsock

10:30 AM
In Re: E.T. 13-2022-JV
Dispositional Review
DA/Burlein

11:00 AM
In Re: D.P. 44-2022-JV
Dispositional Review
DA/Martin

11:30 AM
In Re: J.F. 25-2017-JV & 28-2023-JV
Placement Review Hearing (25) & Adjudication, Delinquency & Disposition
(28)
DA/Martin II

1:00 PM
Chep USA v. Flynn Stone Design and Fabrication, LLC 309-2023-CV
Hearing on Writ of Seizure
Pronin/Pro Se

Tuesday, September 26, 2023

9:00 AM
Dependency
9:00 Permanency Review 21 & 22-2022-DP D. E. & B. E.
Anderson/Henry/Burlein
9:30 Permanency Review I.F.
10:00 Permanency Review 27-2018-DP Z.B.
Anderson/Collins/Campbell/Burlein

11:00 Permanency Review 17-2022-DP J.E. Anderson/Ellis/Collins
11:30 Status Conference 9 & 10-2018-DP A.O & J. O
Anderson/Collins/Campbell
1:00 (1hr) Permanency Review 1-5-2023-DP A.N; N.N; A. N; A.N; X.
Rodriguez Anderson/Ellis/Campbell/Martin II

2:00 PM
Nikodem v. Rodriguez-Maisonet 256-2023-DR
Status Conference
Lynott/Pro Se/CYS

Wednesday, September 27, 2023

9:00 AM
Gordon v Gordon 222-2020-cv
Pre-trial conf
Clause/Farrell

9:30 AM
Rule to Dismiss
142-2021-CV
Llewellyn v. I.C. System
Freeman

151-2021-CV
Cook v. Lucke & Reese
Pro Se/ Pro Se

176-2021-cv
Absolute resolutions v. Swingle
Zev/ Pro Se

236-2021-CV
Clark v. Southstar
Pro Se/ Pro Se

262-2021-cv
Midland v. Longyhore
Hernandez/Pro Se

231-2021-CV
Yanulavich v. Watts
Michelin/Treat
& Argument on Motion to set aside settlement agreement

Thursday, September 28, 2023

9:00 AM
Locust Grove v Currie and KSJDLH 371-2022-cv
NJ trial
Weed/Rydzewski

Friday, September 29, 2023

9:00 AM
KYMAC v Assessment 555-2022-CV
Schirato/Kay

ARBITRATION ROOM CALENDAR

September 25, 2023–September 29, 2023

Tuesday, September 26, 2023

9:30 AM – 4:00 PM
Rutledge v. Rutledge 198-2022-CV (Rechner Hearing Officer)
Partition Hearing (Rechner)
Henry/Gatto


Friday, September 29, 2023

9:00 AM – 11:00 AM
Guzman n/k/a Maciejewski v. Palma 123-2019-DR
Custody Hearing (Zimmerman)
Williams/Pro Se

1:00 PM – 1:30 PM
Meyer v. Meyer 614-2021-DR
Divorce Conference (Zimmerman)
Cali/Campbell

1:30 PM – 2:00 PM
Minella v. Minella 46-2021-DR
Divorce Conference (Zimmerman)
Muir/Campbell

2:00 PM
Hickey v. Hickey 354-2019-DR
Divorce Settlement Conference (Zimmerman)
McCambridge/Farrell



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