

WAYNE COUNTY BAR ASSOCIATION

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



**October 27, 2023**  
**Vol. 13, No. 35**  
**Honesdale, PA**



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

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*Judge*

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



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Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew L. Meagher, *Judge*

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Bonnie L. Carney  
Jonathan J. Dunsinger

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Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Cline Donald Dalrymple Jr.  
AKA Cline Donald Dalrymple  
AKA Cline D. Dalrymple  
Late of Dreher Township  
EXECUTOR  
Steven Dalrymple  
1533 Mill Creek Road  
Newfoundland, PA 18445  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**10/27/2023** • 11/3/2023 • 11/10/2023

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Mary McDonald, late of Honesdale, Wayne County, PA., Date of death September 14, 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.

**10/27/2023** • 11/3/2023 • 11/10/2023

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**ESTATE NOTICE**

Estate of Peter Emil Holzapfel  
AKA Peter E. Holzapfel  
Late of Dreher Township  
EXECUTRIX  
Lisa Holzapfel  
49 Applewood Lane  
Newfoundland, PA 18445  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**10/27/2023** • 11/3/2023 • 11/10/2023

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**ESTATE NOTICE**

Estate of Walter L. Maers  
Late of Honesdale Borough  
EXECUTOR  
Walter L. Maers  
101 Crestmont Drive  
Honesdale, PA 18431  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**10/27/2023** • 11/3/2023 • 11/10/2023

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**ESTATE NOTICE**

Estate of Robert Charles Hughes  
AKA Robert C. Hughes  
Late of Lake Township  
EXECUTOR  
Jacqueline Hughes  
104 Lake Heights Court  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**10/20/2023 • 10/27/2023 • 11/3/2023**

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**ESTATE NOTICE**

Estate of Francis L. Peck  
AKA Francis Peck  
Late of Honesdale Borough  
EXECUTOR  
Michael Bates  
3409 Sweetwater Boulevard  
Murrells Inlet, SC 29576  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**10/20/2023 • 10/27/2023 • 11/3/2023**

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**ESTATE NOTICE**

Estate of Carolyn Lutz  
Late of Sterling Township  
ADMINISTRATOR  
William J. Lutz  
504 S. Sterling Road  
South Sterling, PA 18460  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

**10/13/2023 • 10/20/2023 • 10/27/2023**

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**EXECUTRIX NOTICE**

ESTATE OF MARTIN J.  
MAHER, late of Lake Township,  
Wayne County, Pennsylvania,  
deceased.

Letters testamentary on the  
above estate having been granted to  
the undersigned, all persons indebted  
to the said estate are requested to  
make payment and those having  
claims to present same, without delay  
to MIKAYLA MAFIER, a/k/a  
MIKAYLA MARION MAHER,  
464 Gravity Road, Lake Ariel, PA  
18436, or to her attorneys, FARLEY  
& WEED, LLC, 2523 Route 6,  
Suite 1, Hawley, PA 18428.

**10/13/2023 • 10/20/2023 • 10/27/2023**

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

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

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**SHERIFF'S SALE  
NOVEMBER 8, 2023**

By virtue of a writ of Execution instituted by: First National Bank of Pennsylvania issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 8th day of November, 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 Lebanon, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the middle of the Cochection and Great Bend Turnpike (now Pennsylvania Route 371) thence along along land of Robert Henderson, North 24 degrees East 191 ½ rods to a corner; thence along lands of George Henderson, South 65 degrees East 100 rods to a corner; thence along lands of E.D. Goodenough Estate, South 24 degrees West 192 1/2 rods to the middle of said road; thence along the middle of said road 100 rods to the place of BEGINNING. CONTAINING 120 acres, be the same more or less.

ALSO a parcel situated in said Lebanon Township, BEGINNING in the middle of the said Cochection Road at the corner of Walter S. Vail land, now owned by Leroy B. Vail; thence along said Leroy Vail land South 11 degrees East 95 6/10 rods to a corner; thence along land owned by Emmett Schweighofer in an easterly direction 45.2 rods to the middle of the Girdland Road; thence along the middle of said Girdland Road in a Northern direction 76 1/10 rods to the middle of the said Cochection Road; thence along the middle of the said Cochection Road in a westerly direction 90 2/10 rods to the place of BEGINNING. CONTAINING 36 acres and 52 rods, be the same more or less.

ALSO a parcel of land situated in

the said Lebanon Township, bounded and described as follows:

BEGINNING in the middle of the Cochection and Great Bend Turnpike, the eastern line of the Manor of Amsterdam; thence by the said eastern line, South 11 degrees East 82 88/100 rods to a corner; thence by land of George W. Atkins and along a stone wall in a westerly direction 45 3/10 rods to a corner; thence by land of same along a stone wall South 11 degrees East 18 54/100 rods to a corner; thence along same land in a westerly direction 64 48/100 rods to the middle of the Girdland Road; thence along the middle of said road in a northerly direction to the middle of the Cochection and Great Bend Turnpike road in an easterly direction to the place of

**FIRM ANNOUNCEMENT**

*The Law Office of Attorney, Tammy Lee Clause, P.C. is proud to announce the opening of an additional location in Stuart, Florida.*



**George Clause, Esquire**

**2336 SE Ocean Blvd. #355  
Stuart, FL 34966  
P: 772.341.5855  
F: 772.410.3494**

Email: [gclause@clauselawgroup.com](mailto:gclause@clauselawgroup.com)



BEGINNING. CONTAINING about fifty acres, be the same more or less.

EXCEPTING AND RESERVING from the last parcel one and eight-tenths acres of land which Merritt W. Vail and Esther Vail, his wife, by Deed Dated August 28, 1948 and recorded in Deed Book No. 170, page 283, granted and conveyed to Roland J. Ripperger, et ux.

ALSO EXCEPTING AND RESERVING a lot of land on State Highway 371 fronting on said highway sixteen rods and being ten rods deep. Being a lot 10 by 16 rods on which is situated the one and one-half story tenant house. This lot is marked by iron pipes on each corner.

BEING THE SAME PROPERTY granted and conveyed by a certain Deed dated November 5, 1970 from Merritt W. Vail and Esther B. Vail, his wife, to Milton L. Vail and Lynita M. Vail, his wife, and recorded on November 5, 1970 in the Wayne County Register of Deeds Office in Deed Book Volume 261, Page 1114. Milton L. Vail died on or about April 6, 1998. Upon the death of Milton L. Vail, Lynita M. Vail, a/k/a Lynita Vail became owner by operation of law. Lynita M. Vail, a/k/a Lynita Vail died on July 22, 2021. The Estate of Lynita M. Vail, a/k/a Lynita Vail was filed in the Register of Wills of Wayne County on August 23, 2021, at File # 64-21-0325. Jay Vail was appointed Executor of the Estate per Letters Testamentary dated August 23, 2021.

HAVING erected thereon a dwelling being commonly known and numbered as 185 Cochection Turnpike, Honesdale, PA 18431

Seized and taken in execution as property of:  
Jay Leroy Vail, as Executor of the Estate of Lynita M. Vail a/k/a Lynita Vail, Deceased 185 Cochection Turnpike  
HONESDALE PA 18431

Execution No. 315-Civil-2023  
Amount \$95,730.64 Plus additional costs  
August 10, 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.**

David W. Raphael Esq.

**10/13/2023 • 10/20/2023 • 10/27/2023**

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**SHERIFF'S SALE  
NOVEMBER 15, 2023**

By virtue of a writ of Execution instituted by: Rushmore Loan Management Services, 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 15th day of November, 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 LAND  
SITUATE IN THE TOWNSHIP  
OF LEHIGH, COUNTY OF  
WAYNE, COMMONWEALTH OF  
PENNSYLVANIA, BOUNDED  
AND DESCRIBED AS  
FOLLOWS, TO WIT:

FINAL MAP OF POCONO  
SPRINGS ESTATES, INC.,  
SECTION XII, BEING LOT NO.  
110, NAVAJO TRAIL, ON THE  
PLOT OR PLAN OF LOTS  
KNOWN AS "POCONO  
SPRINGS ESTATES, INC" ., AS  
LAID OUT BY R.N. HARRISON,  
CIVIL ENGINEER,  
HACKETTSTOWN, NR, DATED  
MAY 1968, AND RECORDED IN  
THE OFFICE FOR RECORDING  
OF DEEDS IN AND FOR  
WAYNE, COUNTY IN MAP  
BOOK 14, PAGE 189.

BEING THE SAME property  
conveyed from Debra G. Shultz,  
surviving tenant of David M.  
Schultz who departed this life on  
February 26, 2005 to Debra G.  
Schultz by deed dated March 22,

2006 and recorded on May 01,  
2006 at book number 3026 and  
page 107 in the office of the  
recorder of deeds for Wayne  
County, Pennsylvania.

And the said Debra G. Shultz  
departed this life on or about  
March 30, 2011. An estate was  
never opened thereby vesting title  
unto Amy Loher, Paul Shultz, and  
David Shultz, known heirs of  
Debra G. Shultz, deceased in  
addition to any unknown heirs,  
successors and assigns of Debra G.  
Shultz, deceased.

Parcel Identification Number: 14-  
0-0006-0044

Property Address Being: 1158  
Navajo Trail f/k/a 110 Navajo  
Trail, Gouldsboro, PA 18424

Seized and taken in execution as  
property of:  
Unknown Heirs, Successors,  
Assigns and All Persons, Firms or  
Associations Claiming Right, Title  
or Interest from or under Debra G.  
Schultz, deceased 1158 Navajo  
Trail f/k/a 110 Navajo Trail  
GOULDSBORO PA 18424  
Amy Loher, known Heir of Debra  
Schultz, deceased 39 Great Oak  
Road LEVITTOWN PA 19057  
Paul Schultz, known Heir of Debra  
Schultz, Deceased 2661 Hartman  
Court NAVARRE FL 32566  
David Schultz, known Heir of  
Debra Schultz, Deceased 575 Old  
River Road GOULDSBORO PA  
18424

Execution No. 525-Civil-2021  
Amount \$225,599.51 Plus  
additional costs

August 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.**

Christopher DeNardo Esq.

**10/20/2023 • 10/27/2023 • 11/3/2023**

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**SHERIFF'S SALE  
NOVEMBER 15, 2023**

By virtue of a writ of Execution instituted by: 1441 Route 590 Holdings 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 15th day of November, 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 Texas, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

**PARCEL ONE:** BEGINNING at a stake and stones corner on line of land conveyed to George Tuman by deed from Decatur Holbert, et ux., dated the 25th day of October, A.D. 1869; thence along said line South 23 degrees 9 rods East to a stake corner between lands now or formerly of George Tuman and Decatur Holbert; thence by lands now or formerly of said Decatur Holbert; South 57 degrees West 25 rods and 2 links to the center of the road leading from Honesdale to Hawley; thence along said road North 27 degrees West 3 rods to the place where said road is intersected by the Smith Hill Road; thence along said Smith Hill Road, North 4 degrees East 7 rods; thence in a straight line by lands now or formerly of George Tuman 22 ½ rods to the place of BEGINNING. CONTAINING 1 acre and 54 perches, more or less.

**PARCEL TWO:** BEGINNING at a point in the center of the main public state highway which leads from Honesdale to Hawley, at a point in the division line of between lands of Nathaniel Sargent, et ux., and Daniel J. Watterson, et ux., which point is 120.2 feet Southerly from the center of the concrete bridge of Roof's Creek; thence along the division line North 57 degrees East 425.7 feet to a stones corner in line of lands of Herman Reinhardt; thence South 23 degrees East 352.5 feet along line of lands of said Reinhardt to a stones

corner; thence South 69 degrees West 196 feet along lands now or formerly of Nathaniel Sargent to a point in the main public state highway; thence North 57 degrees 3 minutes West 345 feet along the public highway to the place of BEGINNING. CONTAINING 2.4 acres, more or less.

PARCEL THREE: BEGINNING on the North side of the main public state highway designated as Route 7, which leads from Honesdale to Hawley, at an iron pipe, the Southeast corner of a parcel of land conveyed by Aleck Seaman, et ux., to Emily Newgebauer; thence North 82 degrees 15 minutes East 250 feet along the North side of the aforesaid highway crossing Root Creek at the center of Brook Road; thence in a northerly direction along the center of said road its several courses and distances 650 feet; thence South 82 degrees 15 minutes West 320 feet along the lands now or formerly of Aleck Seaman, et ux., to the center of Root Creek as it winds and turns it several courses, a distance of 381 feet to a corner in the center of said creek; thence South 11 degrees West 151 feet along other lands now or formerly of Aleck Seaman, et ux., to an iron pipe, the Northeast corner of aforesaid Emily Newgebauer's land; thence South 3 degrees 45 minutes East 210 feet along land of said Emily Newgebauer to the place of BEGINNING. CONTAINING more or less.

EXCEPTING AND RESERVING out of the above-described land all of the rights, privileges, etc., that

Daniel J. Watterson, et ux., by Deed dated November 1, 1928 and (sic) and recorded in Wayne County Deed Book 130, at Page 267, granted and conveyed to Pennsylvania Power and Light Company.

ASLO EXCEPTING AND RESERVING all the land located to the West of the "Brook Road" also known as State Highway Route 63031 said land being bounded by lands of Holbert, Adolph Newgebauer, old Route 6 and the said "Brook Road."

EXCEPTING an Easement to Central Wayne Regional Authority dated November 28, 2012, recorded November 30, 2012, in Wayne County Record Book 4475, page 274 and 277.

EXCEPTING a Right-of-Way to UGI Penn National Gas, Inc., dated September 20, 2018, recorded November 7, 2018, in Wayne County Record Book 5397, page 220.

BEING the same premises which Donald T. Coccodrilli and Carol M. Coccodrilli, his wife, by Deed dated April 21, 2023, and recorded April 24, 2023, in Wayne County Record Book 6304, page 295, et. seq., granted and conveyed unto Ralph L. Morrissey.

BEING designated as Wayne County Tax Parcel 27-0-0014-0011.-

Control No. 028776

By virtue of a writ of execution case number 410-Judgment-2023

Seized and taken in execution as property of:  
Ralph Morrissey a/k/a Ralph L. Morrissey 1735 East Street, Apt. 2 HONESDALE PA 18431  
Morrissey's Road House LLC  
Attention: Ralph Morrissey 1735 East Street, Apt. 2 HONESDALE PA 18431

Execution No. 410-Judgment-2023  
Amount \$110,123.88 Plus  
additonal costs

August 11, 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.**

Nicholas D. Gregory Esq

**10/20/2023 • 10/27/2023 • 11/3/2023**

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**SHERIFF'S SALE  
NOVEMBER 15, 2023**

By virtue of a writ of Execution instituted by: Lakeview 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 15th day of November, 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 parcel of land, situate in the Village of Gouldsboro; Township of Lehigh and County of Wayne and State of Pennsylvania, bounded and described as follows:

LYING on the south side of Main Street or public road leading from said Village to Thornhurst, Lackawanna county, and bounded and described as follows, viz;

BEGINNING at a post in the south side of road and also corner of S.A. Adams lot; thence by said Adams lot and lot of James Dowling south four (4) degrees east nine (9) perches to a post; thence by lands of the D.L. and W.R. R. Co. and lands of R.B. Decker south eighty-six (86) degrees west five (5) perches to a post and corner of R.B. Decker's land; thence by said Decker's land north four (4) degrees west eight and one-half (8 ½) perches to a post on the south side of said road; thence along the said road north seventy-nine (79) degrees east five (5) perches to the place of BEGINNING.

CONTAINING forty-two and one-half (42 ½) perches of land, be the same more or less.

BEING KNOWN AS: 530 MAIN STREET, GOULDSBORO, PA 18424

TAX MAP NO.: 14-0-0019-0059.-

BEING THE SAME PREMISES WHICH ANN MARIE VAN BRUNT BY DEED DATED 8/13/2015 AND RECORDED 8/21/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4898 AT PAGE 315, GRANTED AND CONVEYED UNTO JAMES W. CAVILL, III.

Seized and taken in execution as property of:  
James W. Cavill, III 530 Main Street, GOULDSBORO PA 18424

Execution No. 284-2022-2023  
Amount \$108,137.94 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.

Geraldine M. Linn

10/20/2023 • 10/27/2023 • 11/3/2023

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**SHERIFF'S SALE  
NOVEMBER 15, 2023**

By virtue of a writ of Execution instituted by: Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of November, 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 LAKE, COUNTY OF WAYNE, AND STATE OF PENNSYLVANIA BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN BOOK 1472 AT PAGE 248 AMONG THE LAND RECORDS OF THE COUNTY SET FORTH ABOVE.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE , WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT #3856, IN SECTION 39, OF THE HIDEOUT, A SUBDIVISION

SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1070 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 65; MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

BEING KNOWN AS: 3856 APPLGATE ROAD F//K/A 1687 THE HIDEOUT, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0038-0018.-

BEING THE SAME PREMISES WHICH JOHN V. MONACO AND DEBRA A. MONACO, HIS WIFE BY DEED DATED 2/1/1999 AND RECORDED 2/5/1999 IN THE OFFICE OF THE

RECORDER OF DEEDS IN DEED BOOK 1472 AT PAGE 248, GRANTED AND CONVEYED UNTO HENRY R. HUCKABEE, DECEASED 4/10/2021, AND JEANETTE HUCKABEE, HUSBAND, AND WIFE.

Seized and taken in execution as property of:  
Jeanette H. Huckabee 3856 Applegate Road LAKE ARIEL PA 18436

Execution No. 131-Civil-2014  
Amount \$131,733.33 Plus additional costs

August 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.

**10/20/2023 • 10/27/2023 • 11/3/2023**

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**CIVIL ACTIONS FILED**


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*FROM OCTOBER 7, 2023 TO OCTOBER 13, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1999-20953	MOTZKO JOHN	10/13/2023 1:31	RELEASE OF LIEN	—
2008-21639	SHELLYS FAMILY RESTAURANT INCORPORATION	10/10/2023 1:45	SATISFACTION	—
2017-20939	MCENEANEY CHERYL	10/13/2023 11:45	SATISFACTION	3,874.15
2018-00080	NEMAC SUZANNE T	10/12/2023 1:34	WRIT OF EXECUTION	5,023.53
2018-00080	THE DIME BANK GARNISHEE-DISSOLVED 10-14-22	10/12/2023 1:34	WRIT EXEC/GARNISHEE	—
2018-20286	SMITH DIANE	10/13/2023 11:45	SATISFACTION	2,752.16
2018-21141	ELDRED LINDA M	10/13/2023 11:45	SATISFACTION	5,774.49
2018-21262	MATOUSHEK LOUIS A	10/10/2023 10:38	SATISFACTION	19,463.82
2018-21262	MATOUSHEK MELISSA J	10/10/2023 10:38	SATISFACTION	19,463.82
2021-00094	MEYER KRAIG E	10/12/2023 12:20	WRIT OF EXECUTION	8,248.53
2021-00094	WAYNE BANK GARNISHEE	10/12/2023 12:20	WRIT EXEC/GARNISHEE	—
2021-00180	MULLETTE JULIENNE	10/13/2023 10:39	WRIT OF EXECUTION	255,122.95
2023-00267	KIRK RAYMOND J	10/12/2023 1:02	DEFAULT JUDGMENT	19,388.11
2023-20109	WALLINGFORD CHRIS	10/10/2023 2:18	RELEASE OF JUDG LIEN	—
2023-20109	WALLINGFORD BUILDERS D/B/A	10/10/2023 2:18	RELEASE OF JUDG LIEN	—
2023-20410	MORRISSEY RALPH	10/11/2023 1:30	SATISFACTION	—
2023-20410	MORRISSEYS ROAD HOUSE LLC	10/11/2023 1:30	SATISFACTION	—
2023-20507	LINGENHOL ETHAN	10/10/2023 3:45	SATISFACTION	—
2023-20572	DOSKAYA LOGISTICS INC	10/13/2023 8:40	WRIT OF EXECUTION	39,824.37
2023-20681	ESTEMERWALT LUMBER PRODUCTS LLC	10/10/2023 9:46	TAX LIEN	1,250.55
2023-20682	CSI SECURITY SYSTEMS INC A CORPORATION	10/10/2023 10:37	FEDERAL TAX LIEN	1,862.68
2023-20683	DEAN FOWLER SERVICE STATION INC A CORPORATION	10/10/2023 10:38	FEDERAL TAX LIEN	33,973.05
2023-20684	FOWLER OIL CO INC A CORPORATION	10/10/2023 10:38	FEDERAL TAX LIEN	77,648.57
2023-20685	SHANKLER HOWARD	10/10/2023 10:38	FEDERAL TAX LIEN	33,220.78
2023-20685	HOWKAT PRECISION AUTOMOTIVE	10/10/2023 10:38	FEDERAL TAX LIEN	33,220.78
2023-20686	MDE WINDOWS & DOORS INC A CORPORATION	10/10/2023 10:38	FEDERAL TAX LIEN	4,566.13
2023-20687	SEMINARIO PAINTING LLC	10/10/2023 10:38	FEDERAL TAX LIEN	26,590.13
2023-20688	FLORA MARIE	10/10/2023 11:06	JP TRANSCRIPT	3,394.32
2023-20689	BROWN CHRISTOPHER	10/10/2023 11:28	JP TRANSCRIPT	8,081.09
2023-20690	MCKINNEY MARISA B	10/10/2023 11:53	JP TRANSCRIPT	2,633.62
2023-20691	RIZZI KIEL	10/10/2023 2:41	JP TRANSCRIPT	5,070.33
2023-20691	RIZZI KIEL L A/K/A	10/10/2023 2:41	JP TRANSCRIPT	5,070.33

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



2023-20692	WIELAND KERRI	10/10/2023 3:01	JP TRANSCRIPT	12,219.96
2023-20693	KANAMURA SEIJI	10/13/2023 8:58	MUNICIPAL LIEN	2,938.35
2023-20694	ARTYKBAEV CHYNYBEK	10/13/2023 9:09	MUNICIPAL LIEN	687.93
2023-20695	MAYER PAVEL	10/13/2023 9:29	MUNICIPAL LIEN	681.17
2023-20695	ROBERTS LOLIA	10/13/2023 9:29	MUNICIPAL LIEN	681.17
2023-20696	O'NEILL FRANCES	10/13/2023 9:37	MUNICIPAL LIEN	650.97
2023-20696	ONEILL FRANCES	10/13/2023 9:37	MUNICIPAL LIEN	650.97
2023-20697	KARKAT MOHAMMAD	10/13/2023 2:47	MUNICIPAL LIEN	403.48
2023-40056	GREVER DAVID L OWNER	P 10/13/2023 2:24	STIP VS LIENS	—
2023-40056	GREVER MARILYNN A OWNER	P 10/13/2023 2:24	STIP VS LIENS	—
2023-40056	RALPH SMITH JR CONTRACTING CONTRCTOR	10/13/2023 2:24	STIP VS LIENS	—
2023-90138	FARRELL MARY B ESTATE	10/11/2023 2:54	ESTATE CLAIM	7,500.86
2023-90139	JUNG STEVEN ESTATE	10/11/2023 2:55	ESTATE CLAIM	142.55
2023-90140	SASSI "STEVEN J ESTATE	10/11/2023 2:54	ESTATE CLAIM	4,431.14
2023-90141	FEELY BRIAN ESTATE	10/11/2023 2:53	ESTATE CLAIM	4,460.01
2023-90142	FEELY BRIAN ESTATE	10/11/2023 2:52	ESTATE CLAIM	1,123.12
2023-90143	FERRIS CAROLANN ESTATE	10/13/2023 11:20	ESTATE CLAIM	3,296.82

### CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00518	FIRST NATIONAL BANK OF OMAHA	PLAINTIFF	10/10/2023	—
2023-00518	ROSSI NICHOLAS	DEFENDANT	10/10/2023	—
2023-00519	BANK OF AMERICA N A	PLAINTIFF	10/10/2023	—
2023-00519	GAROFANO RENEE LAURA	DEFENDANT	10/10/2023	—
2023-00521	CITIBANK N A	PLAINTIFF	10/10/2023	—
2023-00521	SOMERSHOE DAVID	DEFENDANT	10/10/2023	—
2023-00524	WELLS FARGO BANK N A	PLAINTIFF	10/12/2023	—
2023-00524	ARTSMA MARCRIS A	DEFENDANT	10/12/2023	—

### CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00527	WAYNE BANK	PLAINTIFF	10/13/2023	—
2023-00527	THOMPSON KRISTEEN A	DEFENDANT	10/13/2023	—

### MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00522	BRIDGEST CREDIT COMPANY LLC AS AGENT & SERVICER FOR	PLAINTIFF	10/12/2023	—
2023-00522	CARVANA LLC	PLAINTIFF	10/12/2023	—
2023-00522	EISENHAUER STEPHANIE ANN	DEFENDANT	10/12/2023	—
2023-00526	SNYDER ROGER	PLAINTIFF	10/12/2023	—
2023-00526	SCI WAYMART PROPERTY DEPART	DEFENDANT	10/12/2023	—



**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00520	HOWELL ANN	PLAINTIFF	10/10/2023	—
2023-00520	CRAWFORD SAMMY JO	DEFENDANT	10/10/2023	—
2023-00525	LAMANNA MICHELLE	PLAINTIFF	10/13/2023	—
2023-00525	POLLOK LAURA	DEFENDANT	10/13/2023	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00523	U S BANK TRUST NATIONAL ASSOC AS TRUSTEE FOR LB RANCH SERIES	PLAINTIFF	10/12/2023	—
2023-00523	LATULIPPE MATTHEW INDIV & AS EXEC OF NANCY ELAINE BECKER	DEFENDANT	10/12/2023	—
2023-00528	PENNYMAC LOAN SERVICES LLC	PLAINTIFF	10/13/2023	—
2023-00528	GALES JONATHAN TULLY	DEFENDANT	10/13/2023	—

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**MORTGAGES AND DEEDS**

*RECORDED FROM OCTOBER 16, 2023 TO OCTOBER 20, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
DELUCAS JOHN JOSEPH	RURAL HOUSING SERVICE	LAKE TOWNSHIP	293,700.00
KEMMCORP LLC	WAYNE BANK	PRESTON TOWNSHIP	
KEMMCORP L L C			40,000.00
DAVID GEORGE A JR	NBT BANK	DAMASCUS TOWNSHIP	
DAVID KATHERINE M	N B T BANK		250,000.00
ROLAND KESSIAH	ESSA BANK & TRUST	STERLING TOWNSHIP	
	E S S A BANK & TRUST		123,120.00
TOPPI NICOLAS	ROCKET MORTGAGE	DREHER TOWNSHIP	
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		185,000.00
ATCAVAGE RONALD L	NATIONAL MORTGAGE HOME	CLINTON TOWNSHIP	
	LOANS LLC		
ATCAVAGE BETH	NATIONAL MORTGAGE HOME		
	LOANS L L C		
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		462,060.00
WARD JOHN PATRICK AKA	COMMUNITY BANK	WAYMART BOROUGH	
WARD JOHN P AKA			
WARD JENIFER M W			53,294.00
JUDGE KEVIN	POLICE & FIRE FEDERAL CREDIT	SALEM TOWNSHIP	
	UNION		
JUDGE SARA JANE			50,000.00
BRUNDAGES WAYMART	DIME BANK	WAYMART BOROUGH	
PHARMACY INC			100,000.00
HENSHAW JOSEPH C	DIME BANK	CLINTON TOWNSHIP	140,000.00
SYKES SILVANA M	DIME BANK	DAMASCUS TOWNSHIP	
DAVIES CHERYL A			100,000.00
CORCORAN DEBORAH LEE	DIME BANK	DAMASCUS TOWNSHIP	10,000.00
CALLAHAN JAMES	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
MAHONEY MATTHEW			
RHODES AMBER			
MAHONEY GERALDINE E			
ALBERTI JAMES R			611,200.00
EDGAR DENNIS J	FNCB BANK	PAUPACK TOWNSHIP	
EDGAR CAROL	F N C B BANK		401,600.00
PALAN KEVIN M	DIME BANK	HAWLEY BOROUGH	
ENT REBECCA J			134,345.00
VOPNI JASON	MORTGAGE ELECTRONIC	SALEM TOWNSHIP	
	REGISTRATION SYSTEMS		
VOPNI MELODY	MORTGAGE AMERICA INC		600,000.00
SALDARINI MATTHEW J	CROSSCOUNTRY MORTGAGE	LEHIGH TOWNSHIP	
	MORTGAGE ELECTRONIC		
	REGISTRATION SYSTEMS		81,600.00

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

HOHN AMY	ESSA BANK & TRUST	STERLING TOWNSHIP	
HOHN JOHN	E S S A BANK & TRUST		86,535.00
NEPA STORAGE SOLUTIONS	LOAN ORIGINATIONS	LAKE TOWNSHIP	
N E P A STORAGE SOLUTIONS			555,500.00
MASIELLO TAYLOR HALL	GUARATEED RATE INC	PAUPACK TOWNSHIP	
HALLMASIELLO TAYLOR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
ROSS BENJAMIN			247,500.00
ONE EIGHT ONE FOUR LAKEVIEW LLC	KIAVI FUNDING INC	LAKE TOWNSHIP	
ONE EIGHT ONE FOUR LAKEVIEW L L C			209,900.00
CARO LEONARD	EMBRACE HOME LOANS INC	PAUPACK TOWNSHIP	
CARO LYNDSEY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		224,925.00
DEMARCO ANTHONY C JR	JPMORGAN CHASE BANK	CLINTON TOWNSHIP 2	
DEMARCO HEATHER A	J P MORGAN CHASE BANK		200,000.00
RZEPNIKOWSKI TOBIASZ	CROSSCOUNTRY MORTGAGE	HAWLEY BOROUGH	
RZEPNIKOWSKI TIFFANY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		112,000.00
BEDNAR RONALD W	NBT BANK	PAUPACK TOWNSHIP	
	N B T BANK		142,590.66
LUCAS HUGH JAMES III	PENTAGON FEDERAL CREDIT UNION	LAKE TOWNSHIP	
LUCAS MARIAH ELIZABETH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		165,000.00
AUSTIN COLLEEN GAVIN AF	NAVY FEDERAL CREDIT UNION	LEHIGH TOWNSHIP	
AUSTIN RYAN BY AF			172,633.00
MASTROIENI DAVID	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
MASTROIENI KORI DYER	LOANDEPOT COM		114,830.00
DIRICO ROCCO	CITIZENS SAVINGS BANK	PAUPACK TOWNSHIP	
COACCI THOMAS	FNCB BANK	DAMASCUS TOWNSHIP	
COACCI CAITLIN L	F N C B BANK'		275,000.00
ANCONA JOSEPH	CROSS COUNTRY MORTGAGE	LAKE TOWNSHIP	
ANCONA KAROLYN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		197,100.00
SMITH GARRY R	KEYSTONE FUNDING INC	PAUPACK TOWNSHIP	
SMITH KIMBERLY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		593,900.00
WHITE DANA	KLINE JON	BERLIN TOWNSHIP	
WHITE RYAN			195,000.00
NOLAN PATRICK W	TD BANK	OREGON TOWNSHIP	
NOLAN DARLENE J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
	T D BANK		584,600.00
GARBARINO ANDREW A	FNCB BANK	LAKE TOWNSHIP	
GARBARINO ANTHONY A	F N C B BANK		236,000.00
STURGIS LARA	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	
TRAMMELL JASON			237,850.00
WARD RYAN DOUGLAS	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	
IAVARONE ALESSANDRA	CROSSCOUNTRY MORTGAGE		207,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
VALENTI BRUNO R	DELUCAS JOHN JOSEPH	LAKE TOWNSHIP	
VALENTI ANTONIETTA J			LOT 1948
SAPRONA LAURA	SAP RONA KYLIE MORGAN	LEHIGH TOWNSHIP	LOT 36
KELLER FREDERICK L	KELLER FREDERICK L	LAKE TOWNSHIP	
	KELLER DAVID		LOT 4147
HARPER PATRICK J JR	LUKIE CHARLES J	LAKE TOWNSHIP	LOT 3258
CAPPS JEREMY D TR	LUKIE CHARLES J	LEHIGH TOWNSHIP	
HARRY E CAPPS REVOCABLE LIVING TRUST			LOT 103
LOBUE JOSEPHINE	LOBUE JOSEPHINE TR JOSEPHINE LOBUE IRREVOCABLE TRUST	DYBERRY TOWNSHIP	
HEIM MARYELLEN	HEIM MARYELLEN	LAKE TOWNSHIP	
CONSTANTINE ALEXANDER SMITH	CONSTANTINE CYNTHIA	MANCHESTER TOWNSHIP	
MCNARY TERRA SMITH TERRA			LOT 138
GRIBBLE WAYNE	BREW GEORGE	STERLING TOWNSHIP	LOT 4
GRIBBLE WAYNE	BREW GEORGE	STERLING TOWNSHIP	LOT 2
WILMINGTON SAVINGS FUND SOCIETY TR	ROLAND KESSIAH	STERLING TOWNSHIP	
AMERICAN MORTGAGE INVESTMENT PARTNERS			LOT 33
LUTZICK GERTRUDE	RINKER ROBERT	LEHIGH TOWNSHIP	
	RINKER DAWN		LOT 20
MCGOLDRICK BARBARA A YEDINAK ROBERT J YEDINAK JOSEPH J YEDINAK JOHN J JR YEDINAK CODY S	YEDINAK JOSEPH J	SALEM TOWNSHIP	LOT 2
WILLIAMS DAVID T JR	ELLIS BRENDAN R ELLIS JESSICA M	CHERRY RIDGE TOWNSHIP CHERRY RIDGE & TEXAS 1 & 2 TOWNSHIPS TEXAS TOWNSHIP 1 & 2 TEXAS 1 & 2 & CHERRY RIDGE TOWNSHIPS	
MILLER MICHELE	KELLY JOSEPH KELLY CATHERINE	LAKE TOWNSHIP	LOT 3823
DEVER NANCY J	ALBERTI JAMES R MAHONEY MATTHEW CALLAHAN JAMES	PAUPACK TOWNSHIP	LOT 30
SIDLE JEFFREY R	PALAN KEVIN M	HAWLEY BOROUGH	
SIDLE ROBERTA	ENT REBECCA J		
MALL WERNER A MALL CHRISTINE A	MALL WERNER A MALL CHRISTINE A	PAUPACK TOWNSHIP	LOT 132R
ANTONELLE MICHAEL AKA ANTONELLE MICHAEL J AKA ANTONELLE JACQUELINE AKA ANTONELLE JACQUELINE 0 AKA	ANTONELLE MICHAEL J ANTONELLE JACQUELINE 0	LEHIGH TOWNSHIP	LOT 18R

MEEKER MICHAEL PATRICK EXR MEEKER MATTHEW WILLIAM EXR MEEKER MICHAEL JAMES EST AKA MEEKER MICHAEL J EST AKA MEEKER MICHAEL PATRICK MEEKER MATTHEW WILLIAM	MEEKER MATTHEW WILLIAM	DAMASCUS TOWNSHIP	
ROONEY WILLIAM F ROONEY WILLIAM F JR MARTELLO KRISTEN L	VOPNI JASON VOPNI MELODY	SALEM TOWNSHIP	LOT 626
LITZENBAUER THOMAS LITZENBAUER REBECCA	PEANUTS GANG	DAMASCUS TOWNSHIP	
MILLER RICHARD ARMBRUSTER STEVEN CLEMENT	SALDARINI MATTHEW J HOHN AMY HOHN JOHN	LEHIGH TOWNSHIP STERLING TOWNSHIP	LOT 25
TORO ERNEST MCGREGOR MICHAEL	T & B INVESTMENT PROPERTIES MCGREGOR MICHAEL	TEXAS TOWNSHIP PAUPACK TOWNSHIP	LOT 45R
MCLAUGHLIN JAMES J MCLAUGHLIN NANCY	ROSS BENJAMIN HALLMASIELLO TAYLOR MASIELLO TAYLOR HALL	PAUPACK TOWNSHIP	LOT 105
ROTOLO MICHAEL T ROTOLO MAUREEN E	ONE EIGHT ONE FOUR LAKEVIEW	LAKE TOWNSHIP	LOT 1814
SMITH MADELYN MAFFULLO EXR AKA SMITH MADELINE MAFFULLO EXR AKA MAFFULLO MARY ANN EST	SMITH MADELYN MAFFULLO AKA SMITH MADELINE MAFFULLO AKA	PAUPACK TOWNSHIP	
WEDEMAYER SHELDON F III WEDEMAYER SUSAN Y	CARO LEONARD CARO LYNDSEY	PAUPACK TOWNSHIP	LOT LV 603
BRENNAN JOHN EXR PAZEL DOROTHY M EST	HAUENSTEIN LEONARD HAUENSTEIN ELIZABETH	MOUNT PLEASANT TOWNSHIP	
SHIPSHINSKI KEVIN EXR SHIPSHINSKI EDWARD J EST	DEMARCO ANTHONY C JR DEMARCO HEATHER A	CLINTON TOWNSHIP 2	
BENJAMIN RYAN B EXR AKA BENJAMIN RYAN BUTLER EXR AKA BENJAMIN LELAND A EST AKA BENJAMIN LELAND ARTHUR EST AKA	RZEPNIKOWSKI TOBIASZ RZEPNIKOWSKI TIFFANY	HAWLEY BOROUGH	
GOULD DIANE S GOULD JAMES H	JAMES GOULD LIVING TRUST GOULD JAMES H TR GOULD DIANE S TR DIANE GOULD LIVING TRUST	PAUPACK TOWNSHIP	
CARTON JAMES T CARTON MICHELLE	BEDNAR RONALD W	PAUPACK TOWNSHIP	LOT 11
VANHORN KATHY	LUCAS MARIAH ELIZABETH LUCAS HUGH JAMES III	LAKE TOWNSHIP	
HALCAT HOME IMPROVEMENTS INC	AUSTIN RYAN	LEHIGH TOWNSHIP	LOT 46
HALL DAVID W DEVINCENZI KENNETH I	AUSTIN RYAN ANCONA JOSEPH	LEHIGH TOWNSHIP LAKE TOWNSHIP	LOT 48
DEVINCENZI JOY NORTHROP	ANCONA KAROLYN		

COOK ALAN B	RAZZANO JOHN	PAUPACK TOWNSHIP	LOT 32
BENTLER DOROTHY	HUNIYACK JOHN JR	LEHIGH TOWNSHIP	
ZEKOSKI GLORIA	HUNIYACK ELLEN		
ZEKOSKI ALAN			
HUNIYACK JOHN JR			
HUNIYACK ELLEN			
HARRIS EVAN PAUL	COOK ALAN B	PAUPACK TOWNSHIP	
FARRIS EVAN PAUL			
FARROW MELISSA ERIN			
FARRIS MEL ERIN			PARCEL 51
ROBBIN ROBERT S TR	BURKE MARION ANDREWS	DAMASCUS TOWNSHIP	
ROBERT S ROBBIN REVOCABLE TRUST	BURKE BRIAN		
MURPHY JEAN TR			
JEAN MURPHY REVOCABLE TRUST			
BIANCA HOLDINGS	BIANCA HOLDINGS TWO	CLINTON TOWNSHIP 1	
BIANCA HOLDINGS	BIANCA HOLDINGS TWO	CLINTON TOWNSHIP 1	
WASYLYK THOMAS M	PA COMMONWEALTH DEPT TRANSPORTATION	CLINTON TOWNSHIP	
WASYLYK MARY L			
GUSTIN DARRYL A	PA COMMONWEALTH DEPT TRANSPORTATION	CLINTON TOWNSHIP	
GUSTIN JUDITH M			
LYONS DONNA	JAUSS THOMAS	SALEM TOWNSHIP	
LYONS JAMES	JAUSS TAMMY		
LYONS JAMES JOSEPH			LOT 217
EVANS KEVIN J	SMITH GARRY R	PAUPACK TOWNSHIP	
EVANS HEATHER M	SMITH KIMBERLY		LOT 19R
SCHAEFFER DAWN MARIE	WHITE RYAN WHITE DANA	BERLIN TOWNSHIP	
GREENFIELD MALLORY ELIZABETH	DELISE JAMES F	MANCHESTER TOWNSHIP	LOT 1 R
MARTIN STEVEN R	SOTO ANDRE	CHERRY RIDGE TOWNSHIP	
MARTIN KAREN A	SOTO ALISON		LOT A
SCHWARTZ ALEXANDER	RODRIGUEZ JOSE OVALLE KATHERINE	SALEM TOWNSHIP	LOT 460
MILLER CHRISTOPHER	BOROWSKI ROBERT	DREHER TOWNSHIP	
MILLER KELLY	BOROWSKA EDYTA		
MORAN KELLY			
YINGST SUSAN M	STANBACK ROBYN	LEHIGH TOWNSHIP	LOT 2
BALMER WILLIAM R	BALMER WILLIAM R	LAKE TOWNSHIP	
DEGROFF JENNIFER A			LOT 4350
BROWN RONALD G	ROSETTI ROLAND	SOUTH CANAAN TOWNSHIP	
ESKRA DOLORES A			LOT 1
BROWN RONALD G	SCHWEINSBURG ROBERT A	SOUTH CANAAN TOWNSHIP	
ESKRA DOLORES A			LOT B
LORY SUSAN M	DEBENHAM JOHN DEBENHAM SHERYL	SOUTH CANAAN TOWNSHIP	



ZINSMEISTER JOANNE EXRAKA ZINSMEISTER JOANNE HEIER EXR AKA	L HOLL LLC L HOLL L L C	HONESDALE BOROUGH	
LEVANOWITZ JAMIE L EST AKA LEVANOWITZ JAMIE LYNN EST AKA LEVANOWITZ JAMIE EST AKA			LOT 8
ILYIN JOHN BORZILLO VINCENT A JR BORZILLO CHERYL L	STANBACK ROBYN BORZILLO VINCENT A JR BORZILLO CHERYL L	STERLING TOWNSHIP CLINTON TOWNSHIP	
HOLMSTRUP KAREN K HOLMSTRUP ROBERT	STURGIS LARA TRAMMELL JASON	DAMASCUS TOWNSHIP	LOT 2
HEGEDUS TRISHA ADM AKA HEGEDUS TRISHA KAY ADM AKA HEGEDUS MICHAEL CHARLES EST AKA HEGEDUS MICHAEL C EST AKA	CLEMO TYLER	HONESDALE BOROUGH	
DIGITAL BUSINESS CORPORATION	MULFORD KENT F MULFORD KRISTY L	MOUNT PLEASANT TOWNSHIP	LOT 2
FELLER GEORGE FELLER PATRICIA	HUDSON ROBERT J	SCOTT TOWNSHIP	
AVERY BRUCE A EXR AVERY MAXINE ARLENE EST AKA AVERY MAXINE A EST AKA AVERY MAXINE EST AKA	WARD RYAN DOUGLAS IAVARONE ALESSANDRA	BERLIN TOWNSHIP	



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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*October 30, 2023–November 3, 2023*

---

**Tuesday, October 31, 2023**

8:45 AM  
Lepiodevin v. MacPeck  
Shared Custody Hearing  
Saparito/K.Martin

---

1:00 PM  
Picchio v. Smith 435-2022-DR  
Primary Custody Trial, Def's Special Relief, and Def's Pet for Modification  
Martin II/ Muir

**Wednesday, November 1, 2023**

9:00 AM  
Central Court

---

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

---

10:00 AM  
Linde v. Linde 209-2021-CV  
Argument on Defendants' Motion for Judgment on the Pleadings  
Fischer/Mulcahey/Pro Se

---

12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

**Thursday, November 2, 2023**

9:00 AM  
Commonwealth Matters  
Sentencing  
169-2023-CRDrake, Michael                      Campbell  
Sentencing 125-2023-CRDebi, Sarah      Campbell  
Sentencing 238-2023-CRMcGee, Morgana      Campbell

---

1:00 PM  
Commonwealth Matters  
Guilty Plea  
97-2023-CR  
Rivera, Melanie  
Campbell  
Guilty Plea  
255-2023-CR  
Gerstenmaier, Harry E.  
Campbell  
Guilty Plea  
116,143&233-2023-CR  
Kobetitsch, Christine  
Campbell  
Guilty Plea  
72-2023&110-2023-CR  
Brooks, Cassandra  
Burlein  
Guilty Plea  
170-2023-CR  
Parry, Collan  
Zimmerman  
Guilty Plea  
154-2023-CR  
Counterman, Nicholas  
Farrell  
Guilty Plea  
99-2023-CR  
Banghart, Nathaniel  
Farrell  
Violation of Probation  
39-2022-CR  
Williams, Junius  
Farrell  
ARD  
240-2023-CR  
Vosburg, Matthew  
Farrell  
GP  
282-2023-CR  
Barone, Joseph  
Munley

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2:00 PM  
Commonwealth v. Golaszewski 255-2022-CR  
Non-Jury Trial  
DA/Zimmerman

**Friday, November 3, 2023**

8:30 AM  
Shuman v. Shuman 599-2021-DR  
Special Relief  
Campbell/Clause

---

9:00 AM  
PFA  
348-2023-DR Granata v. Granata  
193-2023-DR Cavage v Swingle Taylor/ Withdraw PFA  
280-2023-DR (Modification of PFA) Edoo v. Rice Thomas/Clause  
145-2023-DR Dawe v. Lecce Ka.Martin/Anders

---

10:00 AM  
Piotrowski v. Sepesi 347-2022-DR  
Custody Hearing  
J.Ellis/Henry

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**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*October 30, 2023–November 3, 2023*

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**Monday, October 30, 2023**

9:00 AM  
Status Conferences  
9:00 198-2023-CV Cartmell v. Forest River Martin/Pro se  
9:15 229-2023-CV Romano v. Homesite Cummings/Fisher  
9:30 230-2023-CV Starrucca v. First Baptist church Henry/Martin  
9:45 236 & 237-2023-CV Lehigh v. Ram Magnotta/Rothenberg  
10:00 193-2023-CV Terry v. Terry Martin/Spizer  
10:15 255-2023-CV Davis v. Mikes Auto Anzalone/Janc  
10:45 358-2023-CV Batula v. New Jersey Manufacturers ins. Zero/Nealon  
11:00 367-2023-CV McCord v. Ciraolo Martin/Gregory  
11:15 632-2022-CV Tigie v. Roberts Henry/Michelin/Krajkovich  
11:30 260-2023-CV Knapik v. Woodlyn Shores T.Farley/Bugaj

---

10:00 AM – 10:30 AM  
Peterson v. Johnston & Rhodes 100-2021-CV  
Status Conference & Contempt  
Rydzewski/Schaub

---

10:30 AM  
In Re: C.S. 25-2023-JV  
Consent Decree  
DA/Martin II

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11:00 AM  
Borough of Forksville v. Yarnall 127-2022-CV Sullivan County Case  
Status Conference  
Smith/Burkhart

---

1:00 PM  
In Re: J.O.O. 16-2023-AD  
TPR Mom & Dad  
Martin II

---

2:00 PM  
In Re: M.R. 2-2023-JV  
Dispositional Review Hearing  
DA/Bugaj

### **Tuesday, October 31, 2023**

9:00 AM  
Dependency  
9:00 Adjudication & Disposition 27 & 28-2023-DP A.H & J.H.  
Anderson/Martin II/Farrell/Rechner  
10:00 (1hr) Permanency Review 22-2023-DP J.W.  
Anderson/Collins/B.Ellis/Rechner  
11:00 Disposition 43-2014-DP Z.P Anderson/Henry/Weed/Martin II

### **Wednesday, November 1, 2023**

9:00 AM – 10:00 AM  
Return Day  
Argument on Defendant's Preliminary Objections 307-2023-CV Barillo v.  
The Hideout Parkins/Troy/Zimmerman  
Argument on Motion to Compel 205-2023-CV Urganis v. Moore's Collison &  
Restoration Rick/Pro Se

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11:00 AM  
In Re: D.R. 37-2019; 2-2021; 4-2021 & 26-2021-JV  
Dispositional Review Hearing  
DA/Farrell

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1:30 PM  
In Re: R.D. 46-2023-DP (Susq. County Case)  
Dependency Hearing

### **Thursday, November 2, 2023**

9:00 AM  
In Re: J.D.E. 4-2023-AD  
Adoption Hearing  
Campbell

9:30 AM

Tax Assessment Appeals

567-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

566-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

565-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

564-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

563-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

562-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

561-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

560-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

559-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township

Hogen/Kay/Holbert

558-2022-CV

Denise Kilgore Family GST Exempt 2021 Trust v. Assessment/Wayne  
County/Wayne Highlands & Scott Township  
Hogen/Kay/Holbert

456-2022-CV

Haimes v. Assessment/Wayne Highlands/Buckingham Township  
Hogen/Kay/Lehutsky

569-2022-CV

Starlight v. Assessment/Wayne County/Wayne Highlands & Scott Township  
Hogen/Kay/Holbert

136-2023-CV

Skirpan v. Assessment  
Pro Se/Kay

92 -2023-CV

Gregory v. Assessment  
Hoegen/Kay

### Friday, November 3, 2023

8:45 AM

Home Depot v Wayne County Assessment 132-2023-CV  
Assessment Appeal

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## ARBITRATION ROOM CALENDAR

*October 30, 2023–November 3, 2023*

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### Wednesday, November 1, 2023

1:00 PM

Gries v. Gries 555-2021-DR  
Divorce Hearing  
Bugaj/Riccardo

### Friday, November 3, 2023

9:00 AM

Goldman v. Tigue 304-2023-DR  
Custody Hearing (Karam)  
Pro Se/Bugaj/Muir



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