

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

**February 2, 2024**

**Vol. 13, No. 49**

**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.



**PA LEGAL ADS**

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Legal Journal of Wayne County

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baileyd@ptd.net

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*Secretary*  
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*Court Administrator*  
**Nicole Hendrix, Esq.**

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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*

#### **Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

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

#### **Treasurer**

Brian T. Field

#### **Recorder of Deeds, Register of Wills**

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Joann Stiles  
Late of Salem Township  
EXECUTOR  
Anthony Casabianca  
172 North Gate Rd.  
Lake Ariel, PA 18436  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/2/2024 • 2/9/2024 • 2/16/2024**

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**ESTATE NOTICE**

Estate of Richard G. Maier  
Late of Lake Township  
ADMINISTRATOR  
Dawn Lee Qualters  
782 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
Matthew H. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**2/2/2024 • 2/9/2024 • 2/16/2024**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted to Christine Golden a/k/a Christine C. Golden, Executrix of the **ESTATE OF KENNETH KENOWSKI** late of Salem Township, Wayne County, Pennsylvania, who died on December 22, 2023. All persons indebted to said Estate are required to make payment and those having claims to present the same without delay to the Executrix or to Joseph O. Haggerty, Jr. of Haggerty Hinton & Cosgrove LLP, 1401 Monroe Avenue, Suite 2, Dunmore, PA 18509.

**1/26/2024 • 2/2/2024 • 2/9/2024**

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**ESTATE NOTICE**

In the Estate of John E. Buddenhagen, of Honesdale, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Amy B. Pearson. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire  
McAndrew Law Offices, PC  
630 Main Street  
Forest City, PA 18421  
(570) 785 - 3333  
Attorney for the Estate

**1/26/2024 • 2/2/2024 • 2/9/2024**

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**ESTATE NOTICE**

Estate of Bernard H. McGrane  
Late of Lake Township  
EXECUTOR  
Bernard McGrane  
90 Ruckman Avenue  
Hillsdale, NJ 07642  
ATTORNEY  
Brian Levine  
22 E. Grant Street  
New Castle, PA 16101

1/26/2024 • 2/2/2024 • 2/9/2024

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**ESTATE NOTICE**

**ESTATE OF PATRICK  
JOSEPH CLUNE a/k/a  
PATRICK J. CLUNE**, late of  
Lehigh Township, Wayne County,  
Pennsylvania, deceased.

Letters Testamentary in the  
above-named Estate having been  
granted to the undersigned, all  
persons indebted to the Estate are  
requested to make immediate  
payment and those having claims  
are directed to present the same  
without delay to the undersigned or  
her attorney within four months  
from the date hereof and to file  
with the Clerk of the Court of  
Common Pleas of Wayne County,  
Twenty-second Judicial District, a  
particular statement of claim duly  
verified by an affidavit setting forth  
an address within the County where  
notice may be given to claimant.

Eileen Mahoney, Executrix  
6885 20th Street,  
Apt. 158B  
Vero Beach, FL 32966

Lori J. Cerato, Esq.  
Kelly L. Lombardo, Esq.  
729 Sarah Street  
Stroudsburg, PA 18360  
570-424-3506

1/26/2024 • 2/2/2024 • 2/9/2024

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**ESTATE NOTICE**

Estate of Louis Joseph Gruber, Jr.  
a/k/a Louis J. Gruber, Jr.  
Late of Palmyra Township, Wayne  
County

EXECUTRIX  
Frances Gruber a/k/a Frances S.  
Gruber  
10 Spring Drive  
Hawley, PA 18428  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

1/19/2024 • 1/26/2024 • 2/2/2024

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**ESTATE NOTICE**

Estate of Mildred Berrie, deceased,  
late of the Salem Township, Wayne  
County Pennsylvania, Date of  
Death October 15, 2023. Any and  
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, in  
care of Christopher E. Farrell,  
Esquire, P.O. Box 312, 158 South  
Street, Waymart, PA 18472.

1/19/2024 • 1/26/2024 • 2/2/2024

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**ESTATE NOTICE**

Estate of Helen Suzanne Houck  
AKA Helen S. Houck  
Late of Cherry Ridge Township  
EXECUTOR  
Nicholas A. Barna  
207 Tenth Street  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

1/19/2024 • 1/26/2024 • 2/2/2024

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**ESTATE NOTICE**

Estate of Stanley G. Gajda, Jr.  
AKA Stanley G. Gajda AKA  
Stanley Gajda  
Late of Canaan Township  
EXECUTOR  
Christine Ann Altemier  
17 Gajda Drive  
Waymart, PA 18472  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

1/19/2024 • 1/26/2024 • 2/2/2024

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**OTHER NOTICES**

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**NOTICE**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under

the fictitious name of VitalSoulution with its principal office or place of business at 4675 Cornell Rd Ste 100, Cincinnati, OH 45241. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Sean Ebner, 6129 Theresa Ln., Colleyville, TX 76034 and CardioSolution Physicians California, PC, 4675 Cornell Rd Ste 100, Cincinnati, OH 45241.

2/2/2024

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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  
FEBRUARY 14, 2024**

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 14th day of February, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lots, parcels and pieces of land, lying in the Township of Sterling County of Wayne and Commonwealth of Pennsylvania, being Lot No. 2,

Section 2NA, Chestnut Drive on the plot or plan of lots known as "Pocono Springs Estates, Inc.) as laid out by R.N. Harrison, Civil Engineer, Hackettstown, N.J. dated May 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 10, page 139 A.K.A Pocono Springs Estates Plot Book 13, page 28.

SUBJECT to the same exceptions, reservations, restrictions and covenants as appear in prior deeds in the chain of title.

BEING KNOWN AS: 1001  
CHESTNUT DRIVE A/K/A 2  
CHESTNUT DRIVE  
NEWFOUNDLAND, PA 18445

PROPERTY ID: 26-0-0001-0288

TITLE TO SAID PREMISES IS  
VESTED IN GEORGE M.  
WUAGON BY DEED FROM  
GEORGE M. WUAGON,  
WIDOWER, DATED MARCH 22,  
2005 RECORDED APRIL 12, 2005  
IN BOOK NO. 2745 PAGE 200

Seized and taken in execution as property of:  
George Wuagon 1001 Chestnut Dr  
A/K/A 2 Chestnut Dr.  
NEWFOUNDLAND PA 18445

Execution No. 464-Civil-2023  
Amount \$60,704.44 Plus additional costs

December 6, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Nicole C. Rizzo Esq

**1/19/2024 • 1/26/2024 • 2/2/2024**

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**SHERIFF'S SALE  
FEBRUARY 28, 2024**

By virtue of a writ of Execution instituted by: Mutual of Omaha Mortgage 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 28th day of February, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:



All That Certain piece, parcel or tract of land lying, situate and being in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as Lot No. 129, Sec. 1, Indian Rocks, as recorded in Wayne County Map Book 16, at Page 64.

Tax Parcel ID: 22-0-0029-0024.-

Address: 94 Reid Road, Lake Ariel, PA 18436

Being the same property conveyed to Joseph H. Bardi who acquired title by virtue of a deed from Estate of Peter Bardi, by and through his Executrix, Anna Marie Izykowicz, dated December 27, 2016, recorded January 11, 2017, at Instrument Number 201700000244, and recorded in Book 5119, Page 190, Office of the Recorder of Deeds, Wayne County, Pennsylvania.

Seized and taken in execution as property of:  
Joseph Bardi 94 Reid Road LAKE ARIEL PA 18436

Execution No. 202-Civil-2023  
Amount \$111,394.93 Plus  
additonal costs

December 6, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.**

Meredith H. Wooters Esq.

**2/2/2024 • 2/9/2024 • 2/16/2024**

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**CIVIL ACTIONS FILED**


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*FROM JANUARY 13, 2024 TO JANUARY 19, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2020-00295	SANFORD CRAIG P	1/18/2024 1:41	JUDGMENT	—
2020-00295	SANFORD MARY JO	1/18/2024 1:41	JUDGMENT	—
2020-00295	SANFORD KARA E	1/18/2024 1:41	JUDGMENT	—
2020-00295	SANFORD CRAIG ROBERT	1/18/2024 1:41	JUDGMENT	—
2022-20691	SMITH MICHAEL EDMUND	1/19/2024 3:51	SATISFACTION	—
2023-00302	MIGNEREY SAMANTHA	1/16/2024 3:10	JUDG. BY CONSENT	960.24
2023-00320	RAMOS CARLOS	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	SOLELY IN HIS CAPACITY AS HEIR			
2023-00320	MIRANDA MARIA CONCEPCION SAEZ	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	AKA			
2023-00320	MIRANDA MARIA C SAEZ	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	AKA			
2023-00320	SAEZ MARIA C	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	DECEASED			
2023-00320	RAMOS JIMMY	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	SOLELY IN HIS CAPACITY AS HEIR			
2023-00320	MIRANDA MARIA CONCEPCION SAEZ	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	AKA			
2023-00320	MIRANDA MARIA C SAEZ	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	AKA			
2023-00320	SAEZ MARIA C	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	DECEASED			
2023-00320	THE UNKNOWN HEIRS OF	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	MIRANDA MARIA CONCEPCION SAEZ			
2023-00320	MIRANDA MARIA C SAEZ	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	AKA			
2023-00320	SAEZ MARIA C	1/17/2024 2:42	WRIT OF EXECUTION	143,658.44
	DECEASED			
2023-00570	WINTERS MELISSA	1/17/2024 3:00	DEFAULT JUDGMENT	27,998.70
	AKA			
2023-00570	WINTERS MELISSA M	1/17/2024 3:00	DEFAULT JUDGMENT	27,998.70
2023-00570	WINTERS RICHARD	1/17/2024 3:00	DEFAULT JUDGMENT	27,998.70
	AKA			
2023-00570	WINTERS RICHARD P	1/17/2024 3:00	DEFAULT JUDGMENT	27,998.70
2023-00570	WINTERS MELISSA	1/17/2024 3:09	WRIT OF EXECUTION	27,998.70
	AKA			
2023-00570	WINTERS MELISSA M	1/17/2024 3:09	WRIT OF EXECUTION	27,998.70
2023-00570	WINTERS RICHARD	1/17/2024 3:09	WRIT OF EXECUTION	27,998.70
	AKA			
2023-00570	WINTERS RICHARD P	1/17/2024 3:09	WRIT OF EXECUTION	27,998.70
2023-20235	DAYTON PHILIP MICHAEL	1/18/2024 1:54	SATISFACTION	—
2023-20496	CARD DANIEL J	1/16/2024 11:59	SATISFACTION	—
2023-20496	CARD MELINDA	1/16/2024 11:59	SATISFACTION	—
2023-20606	DEFULVIO GARY R	1/16/2024 2:20	SATISFACTION	1,001.46

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

2023-20606	DEFULVIO DONNA J	1/16/2024 2:20	SATISFACTION	1,001.46
2023-20672	CHAPMAN JAMES L	1/16/2024 11:59	SATISFACTION	—
2023-20672	CHAPMAN CAROLE M	1/16/2024 11:59	SATISFACTION	—
2023-20741	STOURBRIDGE BISTRO LLC	1/16/2024 11:59	SATISFACTION	—
2024-20062	MCKIE ROBERT	1/16/2024 1:51	JUDGMENT	4,230.70
2024-20063	FAIRWEATHER RUSSELL A	1/16/2024 1:51	JUDGMENT	769.00
2024-20064	KARAGOZ ERAY	1/16/2024 2:51	JP TRANSCRIPT	8,319.76
2024-20065	MOYER SUZANNE	1/16/2024 3:36	JP TRANSCRIPT	1,268.51
2024-20066	ROEGNER THOMAS	1/16/2024 3:54	JP TRANSCRIPT	3,158.55
2024-20067	YOUNG KRISTIE	1/17/2024 10:20	FEDERAL TAX LIEN	1,762,990.53
2024-20068	HOLT RAMESCH K	1/18/2024 11:27	JP TRANSCRIPT	6,087.50
2024-20069	BOULANGER HELEN	1/18/2024 11:49	JP TRANSCRIPT	3,266.83
2024-20070	KEMERY DANIEL	1/19/2024 3:51	JUDGMENT	1,065.25
2024-40003	DZWIELESKI FRANCIS J JR OWNER	P 1/16/2024 2:14	WAIVER OF LIENS	—
2024-40003	DZWIELESKI TIFFANY A OWNER	P 1/16/2024 2:14	WAIVER OF LIENS	—
2024-40003	ARNOLD CONSULTING SERVICES LLC CONTRACTOR	1/16/2024 2:14	WAIVER OF LIENS	—
2024-40003	ARNOLD HOMES D/B/A CONTRACTOR	1/16/2024 2:14	WAIVER OF LIENS	—
2024-40004	GANNON AAREN OWNER	P 1/16/2024 4:01	WAIVER OF LIENS	—
2024-40004	OLSEN CONSTRUCTION CONTRACTOR	1/16/2024 4:01	WAIVER OF LIENS	—
2024-40005	DANKS JOSEPH OWNER	P 1/19/2024 10:41	WAIVER OF LIENS	—
2024-40005	DANKS CAROLYN M OWNER	P 1/19/2024 10:41	WAIVER OF LIENS	—
2024-40005	SPRING VALLEY BUILDERS INC CONTRACTOR	1/19/2024 10:41	WAIVER OF LIENS	—

### APPEAL DJ JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00027	CHRIS CHALK CC DESIGN TREE SERVICE	PLAINTIFF	1/17/2024	—
2024-00027	MANNIS SCOTT	DEFENDANT	1/17/2024	—

### CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00024	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	1/17/2024	—
2024-00024	POTTER BRAD	DEFENDANT	1/17/2024	—
2024-00025	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	1/17/2024	—
2024-00025	MOTT LAKOTA	DEFENDANT	1/17/2024	—
2024-00026	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	1/17/2024	—
2024-00026	TRUSZ TYLER	DEFENDANT	1/17/2024	—
2024-00031	TRI-STATE BUSINESS AUTHORITY, LLC	PLAINTIFF	1/19/2024	—
2024-00031	HUNIYACK JOHN	DEFENDANT	1/19/2024	—
2024-00031	HUNIYACK ELLEN A HIS WIFE	DEFENDANT	1/19/2024	—

### NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00029	TRAVIS PATRICK M	PETITIONER	1/19/2024	—

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 22, 2024 TO JANUARY 26, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
DENNIS STEPHANIE	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
INGENITO SAMUEL			106,190.00
INGENITO SAMUEL	PA HOUSING FINANCE AGENCY	HONESDALE BOROUGH	
DENNIS STEPHANIE			5,407.00
DANKS JOSEPH	HORIZON FARM CREDIT	DREHER TOWNSHIP	
DANKS CAROLYN M			415,000.00
SCHULTZ GERARD F	ROCKET MORTGAGE	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		121,000.00
NOONE ROBERT F III	PEOPLES SECURITY BANK & TRUST CO	CLINTON TOWNSHIP 1	
NOONE ALLISON L			337,000.00
SOZIO JILL	PRIMELENDING	HAWLEY BOROUGH	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		161,000.00
MCHUGH ROBERT A JR	DIME BANK	TEXAS TOWNSHIP 1 & 2	
IRWIN LISA			375,000.00
MCHUGH ROBERT A	DIME BANK	PROMPTON BOROUGH	
IRWIN LISA			375,000.00
GADOMSKI RICHARD K	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	
ROBERTSON LISA E			250,000.00
LUCIANO CHARLES JR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP 1	
	KIND LENDING		283,500.00
PHILLIPS JUNE B	DIME BANK	STERLING TOWNSHIP	
PHILLIPS HEATH A			125,000.00
NATALIZIO CURT JOSEPH	VALLEY NATIONAL BANK	SALEM TOWNSHIP	
NATALIZIO ERIN LYNN			193,500.00
MARX AUSTIN AKA	DIME BANK	LEBANON TOWNSHIP	
MARX AUSTIN M AKA			300,000.00
CANTELMO DWAYNE L	NAVY FEDERAL CREDIT UNION	PAUPACK TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		194,500.00
ARIEL PROFESSIONAL COMPLEX	BOROWSKI GREGORY D SCRIMALLI MARIA SCRIMALLI CHARLES E HAMLIN PROFESSIONAL COMPLEX	SALEM TOWNSHIP	
			625,000.00
TOTH CHRISTOPHER	PARAMOUNT RESIDENTIAL MORTGAGE GROUP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
			227,797.00

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

BLACK SHEEP PROPERTIES LLC	EMBASSY BANK	LAKE TOWNSHIP	
BLACK SHEEP PROPERTIES LLC			230,000.00
CHANDLER SHARON	WAYNE BANK	PAUPACK TOWNSHIP	42,000.00
RICKARD BRIAN	WAYNE BANK	TEXAS TOWNSHIP 1 & 2	
RICKARD TRACY PARRY ERIC & CHRISSY LLC	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	25,000.00
ERIC & CHRISSY LLC			168,000.00
NAIR PAUL K	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
LAZALA JOSEFINA	RELIANCE FIRST CAPITAL		76,312.00
WILLIAMS FAITH L	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SCOTT TOWNSHIP	154,660.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	
<b>LOT</b>			
BERMUDEZ OLGA	BERMUDEZ ROSA ARGENTINA	HONESDALE BOROUGH	
BERMUDEZ OLGA	BERMUDEZ ROSA ARGENTINA	HONESDALE BOROUGH	
SLICK JOSEPH E JR	INGENITO SAMUEL DENNIS STEPHANIE	HONESDALE BOROUGH	
SIX FAMILY INC	CLS X PRO CL S X PRO	LEHIGH TOWNSHIP	PARCEL A
DETTLOFF DIANNA L	SCHACHTER FLINT	DAMASCUS TOWNSHIP	
NOONE ALLISON L	NOONE ROBERT F III	CLINTON TOWNSHIP 1	
NOONE ROBERT F III	NOONE ALLISON L		LOT 1
SATTERFIELD WANITA A	FICO THOMAS FICO CHRISTINE	DREHER TOWNSHIP	
MARKULEC WALTER J	MURRAY RICHARD P JR	LAKE TOWNSHIP	
MARKULEC JOYCE B	MURRAY JENNIFER M		LOT 2142
HAWLEY LAKE HOUSE	SOZIO JILL	HAWLEY BOROUGH	
HUGABOOM JEFFREY R	MCHUGH ROBERT A JR	TEXAS TOWNSHIP 1 & 2	
HUGABOOM LISA	IRWIN LISA		LOT 15 2
KRISANDA HOLLY ROSE	MELE ANTHONY J	PAUPACK TOWNSHIP	
KRISANDA KRIS DENNIS	MELE MELISSA L		LOT 212
OSULLIVAN JOSEPH MICHAEL EST AKA	SWEENEY KATHLEEN	PRESTON TOWNSHIP	
OSULLIVAN JOSEPH M EST AKA			
OSULLIVAN JOSEPH EST AKA			
OSULLIVAN JOHN EXR			
DEANGELIS JEAN MARIE AKA	ALLEN MARGARET	DAMASCUS TOWNSHIP	
DEANGELIS JEAN MARIE EXR AKA			
DEANGELIS JEAN M AKA			
DEANGELIS JEAN M EXR AKA			
LOCKIER RAMON VINCENT EST AKA			
LOCKIER RAMON V EST AKA			
LOCKIER RAMON EST AKA			LOT 32

HOYOS LUIS	PAPELE THOMAS	DAMASCUS TOWNSHIP	
HOYOS MARIA	PAPELE DONNA		LOT 3
COBES MADELINE J	BARBER TIMMIE	DREHER TOWNSHIP	
WILLIAMS FAY E	BARBER ANN MARIE		LOT 14
LOSINNO RALPH R	LOSINNO KATHLEEN TR	PALMYRA TOWNSHIP	
LOSINNO KATHLEEN	KATHLEEN LOSINNO LIVING TRUST		
KEMMANN DONALD R	LUCIANO CHARLES JR	CLINTON TOWNSHIP 1	
GRUBER FRANCES	BARZILOSKI ADAM BARZILOSKI JEAN M	PALMYRA TOWNSHIP	
GRUBER FRANCES S	GRUBER JOSEPH GRUBER MADISON	PALMYRA TOWNSHIP	PARCEL 1
MAERS WALTER L ADM	MAERS WALTER L JR AKA	HONESDALE BOROUGH	
MAERS WALTER LEST	MAERS WALTER L AKA		
MAERS WALTER L			
TERRACINO BETH	NATALIZIO CURT JOSEPH	SALEM TOWNSHIP	
TERRACINO ANTHONY	NATALIZIO ERIN LYNN		LOT 630
LAMBERTH MELISSA A	CANTELMO DWAYNE L	PAUPACK TOWNSHIP	
FORNARDO NOFREY	FORNARO NOFREY TR	PAUPACK TOWNSHIP	
THEOBALD LUCINDA	THEOBALD LUCINDA F TR FORNARO REVOCABLE LIVING TRUST AGREEMENT THEOBALD REVOCABLE LIVING TRUST AGREEMENT		LOT 837R
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TERRY DEDES	PALERMO LAURA		LOT 10
MORRISON GEOFFREY	JDM VENTURES GROUP INC J D M VENTURES GROUP INC	STERLING TOWNSHIP	LOT 35
BOROWSKI GREGORY D	ARIEL PROFESSIONAL COMPLEX	SALEM TOWNSHIP	
SCRIMALLI CHARLES E			
SCRIMALLI MARIA			
HAMLIN PROFESSIONAL COMPLEX			
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LONGNECKER NATHAN	VELAZQUEZ JOSE VELAZQUEZ SUSANA	LAKE TOWNSHIP	LOT 1802
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SAVADEL CHRISTINE			LOT 72
SAVADEL THOMAS			
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SANCHEZ WILLY SANTIAGO			

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*February 5, 2024–February 9, 2024*

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**Tuesday, February 6, 2024**

9:00 AM  
In Re: H.W. 83-2020-OCD  
Hearing  
Cieslik/Henry

**Wednesday, February 7, 2024**

8:30 AM  
O'Heren v. O'Toole 417-2023-DR & Hair v. O'Toole 418-2023-DR  
Custody Pre-Trial Conference  
Campbell/Muir

---

9:00 AM  
Central Court 3rd Floor Courtroom

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9:00 AM  
Rule to Dismiss  
491-2020-DR  
Boltz v. Boltz  
Farrell/Pierangeli  
283-2020-DR  
Waldie v. Waldie  
Farrell/O'Malley

---

9:30 AM  
Bookin v. Bookin n/k/a Keiser 179-2022-DR  
Hearing on Plaintiff/Petitioner's petition to award him the parties' three minor children and dependents for income tax purposes  
DeVita/Cali

---

12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

---

2:00 PM  
Kissolovege v. Kissolovege 649-2019-DR  
Special Relief  
Martin/Carrubba

**Thursday, February 8, 2024**

9:00 AM

Formal Arraignment

280-2023-CR Aburumeileh, Ziad Pro Se

363-2023-CR Ramos-Lopez, Robert

351&352-2023-CR Knapp-Lyons, Tammy

---

9:00 AM

Commonwealth Matters

Sentencing 259-2023-CR Takacs, Jean Farrell

Sentencing 310-2023-CR Miller, Eriq Farrell

Second Motion for Early Parole 82-2022-CR & 60-2023-CR Fuller,  
Vandergriff Burlein

Petition to revoke Bail 235-2023-CR Zielinski, Michael Martin II

Hearing (in person) Luca, Gregory

---

1:00 PM

Call of the List

298-2023-CR Allsop, Robert

313-2023-CR Alvarez, Daina

189-2023-CR Ashford, Alexandria

373-2023-CR Baez, Donna

393-2023-CR Bardi, Joseph

114-2023-cr Barillo, Ronald

387-2023-CR Blair, Rollin

328-2023-CR Bonaparte-Dyer, Shanaybia

391-2023-CR Bordwin, Bruce

346-2023-CR Bryant, Steven

171-2023-CR Burke, Josiah

359-2023-CR Daly, Daniel

234-2023-CR Devlin, Jack

385-2023-CR Diaz, Shawn

334-2023-CR Diehl, Elysia

200-2023-CR Drennen, James

337 & 338-2023-CR Engelhard, Noah

389-2023-CR Faatz, Jr., Earl

324-2023-CR Franklin, Shawn

377-2023-CR Freiermuth, Trevor

395-2023-CR Gaudenzi, Andrew

106-2022-CR Gerrity, James

323-2023-CR Guinther, Daniel

353-2023-CR High, Jaden

342, 347 & 374-2023-CR Highhouse, Ryan

325-2023-CR Hunt, Robert

192-2023-CR Irizarry, Melissa

208-2023-CR Johnson, Daniel

336-2023-CR Kane, Robert

179-2023-CR Kille, Alex

29-2023-CR Kristoferson, Edward

327-2023-CR Laflair, Christian



367-2023-CR Link, Kaitlen  
220-2023-cr Martinezbeltre, Eimy  
349-2023-CR Millon, Cee Jay  
370-2023-CR Minor, Joseph  
335-2023-CR Mitschele, Ryan  
330-2023-CR Mohring, Shawn  
369-2023-CR Moletto, Denise  
358-2023-CR Moser, Theodore  
375-2023-CR Moyer, David  
350-2023-CR Owens, Kathleen  
247-2023-CR Pagano, Bryan  
379-2023-CR Pawlowski, Richard  
170-2023-CR Parry, Collan R.  
307-2023-CR Pomroy, Maureen  
225-2023-CR Price, Dylan  
343-2023-CR Protz, Glen  
381-2023-CR Pysner, Carly  
361-2023-CR Quirk, Thomas  
380-2023-CR Rivera, Rick  
368-2023-CR Rossi, Brittany N.  
355-2023-CR Russell, Cody  
333-2023-CR Russo, John  
332-2023-cr Sanchez, Eric  
136-2023-cr; 137-2023-cr Santana, Tanya  
266-2023-CR Showver, Kristoffer  
301-2023-CR Spangenberg, Theresa  
356-2023-CR Stefanik, Sonya  
237-2023-CR Tayburn, Beth  
390-2023-Cr Tomasetti, Jewelia  
364-2023-CR Toomer, Wendi  
354-2023-CR Trump, Blair  
305-2023-CR Watkins, Brittany  
345-2023-CR Westgate, William

### Friday, February 9, 2024

9:00 AM  
PFA  
336-2023-DR Price v. Price Rechner/Ka.Martin  
233-2023-DR Schneider v. Drennen Thomas/K. Martin

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10:00 AM  
Chmelik v Lamberton 9-2022-DR 401-2022-DR  
Pet to Transfer Venue  
Pro se/Ellis

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11:00 AM  
Waller v. Waller 420-2022-CV  
Hearing to determine Defendant's compliance; Plaintiff's Petition for  
Contempt & Petition for Sanctions  
Campbell/

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

*February 5, 2024–February 9, 2024*

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**Monday, February 5, 2024**

9:30 AM  
Gil v. WC Transportation 145-2023-CV  
Rule to Dismiss  
Francis/Pro Se/ Kay

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10:00 AM  
In Re: Estate of Senft 89-2023-OCD  
Motion to Approve Sale  
B.Ellis/Treat

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11:00 AM  
In Re: K.H. 45-2022-JV  
Placement Review Hearing  
DA/Burlein

---

1:00 PM  
In Re: C.H. 178-2023-OCD  
Appointment of Guardian of Person and Estate  
Michelin/Martin Sr.

---

2:00 PM  
In Re: Raitt  
Hearing on Petition for distribution of estate assets  
Waldron/Martin

**Tuesday, February 6, 2024**

9:00 AM  
Dependency  
9:00 Permanency Review 19&20-2022-DP B.Q.&S. Q.  
Anderson/Martin II  
9:30 Permanency Review & Petition to Confirm Consent  
30-2021-DP & 27-2023-AD  
S.G.  
Anderson/B.Ellis/Burlein/Martin II  
10:00 Permanency Review 24-2021-DP A.A.  
Anderson/Martin II/B.Ellis

---

1:30 PM  
In re: A.C. 32-2023-AD  
TPR-DAD  
Anderson/Martin/B.Ellis

**Wednesday, February 7, 2024**

9:00 AM

Return Day

Argument on Motion for Summary Judgment 89-2023-CV US Bank v. Pugh Nalbandian/Gaspar

Argument on Motion for Summary Judgment 324-2023-CV Wayne County Housing v. Piazza Gregory/Pro Se

Argument on PO's 436-2023-CV Valet v. Spring Valley Builders & Wargo Pro Se/Bohanski/Mulcahey

10:30 AM

In Re: M.M. 29-2023-AD

Petition to Confirm Consent to Adopt  
Rechner

11:00 AM

In Re: D.A.M. 30-2023-AD

Involuntary Termination of Parental Rights  
Rechner

1:00 PM

In Re: R.Y. 267-2007-CV

Annual Review of Involuntary Treatment  
DA/B.Ellis

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**Thursday, February 8, 2024**

9:30 AM  
In Re: G.N.A. 14-2023-AD  
Adoption  
Rechner

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10:00 AM  
149-OCD-2023 IN RE: JT  
Review Hearing Guardianship  
Campbell/Rechner

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10:30 AM  
In Re: A.C.O 147-2023-OCD  
Petition for Appointment of Guardian  
Martin/Jennings

---

1:30 PM  
In Re: S.N.H. 121-2021-OCD  
Hearing on Petition for Approval to list and sell real estate  
Coleman

**Friday, February 9, 2024**

9:00 AM  
Sunrise Terrace v CWRA 349-2022-CV  
NJ trial  
Schranghamer/Magnotta

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**ARBITRATION ROOM CALENDAR**

*February 5, 2024–February 9, 2024*

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**Tuesday, February 6, 2024**

9:00 AM – 12:00 PM  
Garcia v. Garcia & Vela Garrett v. Garcia 240-2019-DR  
Custody Hearing (Zimmerman)  
K.Thomas/Pro Se /Baron

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1:00 PM  
Mayer v. Mayer 271-2022-DR  
Divorce Conference (Zimmerman)  
DeCosmo/Cali

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