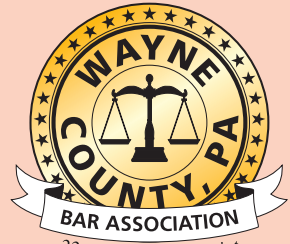


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

October 7, 2022

Vol. 12, No. 32

Honesdale, PA



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

The Hon. Janine Edwards
President 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.

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 Meagher, *Second 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

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Chief Public Defender

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Jocelyn Cramer

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Kathleen A. Schloesser

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.**

District Attorney's Office

PRESS RELEASES

October 4, 2022–

Lake Ariel Man Charged in Drug Overdose Death

William Henry Motz, 31, of Lake Ariel, Wayne County PA, has been charged with drug delivery resulting in death, a first-degree felony, involuntary manslaughter, a first degree misdemeanor, possession with intent to deliver, an ungraded felony, and criminal use of a communication facility, a third degree felony, for the overdose death of Edward Lawrence Keane, 30, of Hawley, Wayne County PA. Mr. Motz was arraigned before Magisterial District Judge Bonnie Carney who set bail at \$50,000.00. Mr. Motz is currently serving a 36-72 month state sentence for his prior guilty plea to an unrelated possession with intent to deliver conviction stemming from incidents in Pike County PA.

According to the complaint, Mr. Keane was found dead in the basement living area of his residence on the morning of September 29, 2020. Pennsylvania State Police initially found in the corner of the room a rolled up \$1.00 bill and tin foil that had appeared to be burned. Upon initially reviewing the victim's cell phone, the victim had several text messages exchanged with William Motz. The messages suggested there was an exchange of drugs during the days leading up to the victim's death. A search of Facebook Messenger also discovered that the victim and Billy Motz corresponded via messenger and Facebook calling on September 29, 2020. They agreed to meet on Main Street, Hawley Borough on the night of September 29, 2020.

Also discovered in the residence was drug paraphernalia and heroin in a small black pouch. The pouch contained 6 suspected heroin packets stamped "Tropicana", 6 suspected heroin packets stamped "Paid in full", 3 empty heroin packets stamped " Paid in full", 2 empty heroin packets stamped "Tropicana", 14 empty heroin packets without stamps and 4 rubber bands.

On March 8, 2021, the Pennsylvania State Police Bureau of Forensic Services laboratory report details the results analyzed from the suspected heroin seized from the victim's residence. The six (6) white glassine bags stamped "Tropicana" contained heroin and fentanyl. The five (5) glassine bags stamped, "Paid in Full", contained heroin and fentanyl. In another investigation, on February 10, 2021, the Defendant was taken into custody and found to be in possession of a large amount of heroin. In an interview, the Defendant related that he knew the victim, that he's pretty sure the victim had overdosed, and that he saw the victim on Main Street, Hawley, right before he died.

On May 3, 2021, the victim's autopsy and toxicology report from Northern Tier Research showed at the time of the victim's death that the victim had a total of 19ng/mL Fentanyl, 3 ng/mL of Nor fentanyl, and 12.6 ng/mL Morphine present within his system. The manner of the victim's death was ruled accidental and cause was listed as pharmacologic effects of fentanyl.

Motz is scheduled for central court on Wednesday, October 19, 2022.

**The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*

CRIMINAL CASES

Wayne County District Attorney A.G. Howell announced the following case was addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA- September 29, 2022

JOSEPH A. CASTELLANO, age 61 of Lake Ariel PA, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 12 months nor more than 60 months for two counts Possession of Controlled Substance with Intent to Deliver – Cocaine (F). He was also ordered to pay the costs of prosecution. The incident occurred on January 11, 2022 in Texas Township.

TROY FRABLE, age 48 of Palmerton PA, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 33 months nor more than 120 months for one count of Fail to Register with PSP – 1st Offense (F2). He was also ordered to pay the costs of prosecution. The incident occurred between November 4, 2020 and April 23, 2021 in Lehigh Township.

JOSEPH F. GOONAN, age 53 of Scranton PA, was placed on probation for a period of 12 months for one count Disorderly Conduct (M3). He was also ordered to pay the costs of prosecution, refrain from having contact with the victim, continue with mental health treatment and comply with any and all recommendations for treatment, and undergo a drug and alcohol evaluation and comply with any and all recommendations for treatment. The incident occurred on January 27, 2021 in Hawley Borough.

SAMANTHA PRU GUEVREKIAN, age 37 of Carbondale PA, was placed on the Accelerated Rehabilitation Disposition Program for a period of 6 months related to False Statements. She was also ordered to pay all costs, complete 20 hours of community service, undergo a drug and alcohol evaluation and comply with any recommendations for treatment. The incident occurred on April 21, 2022 in Honesdale Borough.

THOMAS W. HAAS, age 52 of Chesterfield NJ, was placed on probation for a period of 6 months for one count of Disorderly Conduct – Hazardous/Offensive Condition (M3). He was also ordered to pay the costs of prosecution, pay a fine of \$500.00, undergo a drug and alcohol evaluation in the County he resides in, comply with any and all recommendations and provide a copy to Wayne County Probation, and maintain employment while or provide documentation from a doctor precluding him from employment. The incident occurred on Salem Township.

MELVINA JAMIE HARDLER, age 34 of Honesdale PA, was placed on probation for a period of 12 months for one count Recklessly Endangering Another Person (M2). She was also ordered to pay the costs of prosecution, maintain employment while on supervision or provide documentation from a doctor precluding her from employment, undergo a mental health evaluation that includes anger management treatment and comply with any recommendations for treatment, and relinquish any firearm and any ammunition to law enforcement. The incident occurred on November 17, 2021 in Lebanon Township.

KEVIN EDWARD KELLOGG, age 30 of Scranton PA, was sentenced to undergo incarceration in a State Correctional Facility for a period of not less than 16 months nor more than 60 months for one count Fleeing or Attempting to Elude a Police Officer (F3). He was also ordered to pay the costs of prosecution. The incident occurred on September 25, 2020 in Salem Township.

TASEAN JAMES MULDROW, age 28 of Wilkes Barre PA, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 11 ½ months nor more than 23 ½ months for one count Unlawful Contact with Minor – Sexual Offenses (F1). He was also ordered to pay the costs of prosecution, have no unsupervised with any child under the age of 18, undergo a sex offender evaluation while incarcerated and comply with all treatment recommendations, and register as a Tier II offender subject to a 25 year registration period.

ENRIQUE M. OLVERA, age 28 of Bronx NY, was sentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 7 months nor more than 23 ½ months for one count Simple Assault (M2). He was also ordered to pay the costs of prosecution, undergo a mental health evaluation that includes anger management counseling and comply with all recommendations for treatment, obtain his GED while on supervision, have no contact with the victim, excluding the provision set forth in the PFA, and relinquish any firearm and any ammunition to law enforcement within 24 hours. The incident occurred on March 17, 2022 in Palmyra Township.

RICHARD PUGLIESE, age 30 of Honesdale PA, previously sentenced on September 9, 2021 to 36 months probation with 12 months House Arrest with Electronic Monitoring through the SCRAM program, was resentenced to undergo incarceration in the Wayne County Correctional Facility for a period of not less than 90 days nor more than 60 months. He was also ordered to pay the costs of prosecution, pay a fine of \$1,500.00, participate in and cooperate with drug and alcohol addiction treatment in accordance with his assessment, complete the Alcohol Highway Safety Program, and obtain employment within 60 days of parole or provide documentation from a doctor precluding him from employment. The defendant was found in violation of Probation when he failed to attend a scheduled appointment on July 12, 2022 with probation, failed to contact probation, and failed to return to his approved residence on July 11, 2022.

CHRISTOPHER NOVITZKE, age 31 of Honesdale PA, was issued a Bench Warrant for failure to appear at court.

JESSE J. SWINGLE, age 37 of Lake Ariel PA, was issued a Bench Warrant for failure to appear at court.

NISHA DEANNA THOMAS, age 37 of Baltimore MD, was issued a Bench Warrant for failure to appear at court.

JOIN US OCTOBER 23RD AT THE
DORFLINGER FACTORY MUSEUM
FOR A SPECIAL PRESENTATION



WAYNE MEMORIAL
HEALTH FOUNDATION

and the
Paul M. & Sandra Meagher

Legacy Circle



present...

WAYNE MEMORIAL TODAY AND TOMORROW

JAMES PETTINATO, BSN, MHSA, CCRN-K, CHIEF EXECUTIVE OFFICER

THE GIFT OF PLANNED GIVING

ELIZABETH BARNETTE, PHILANTHROPIC STRATEGIST/BANK OF AMERICA

THE HEART BEHIND THE LEGACY CIRCLE

PAUL MEAGHER

SUNDAY, OCTOBER 23RD 3-5PM

AT THE HISTORIC DORFLINGER FACTORY MUSEUM
RTE 6 & ELIZABETH STREET, WHITE MILLS, PA

CATERED REFRESHMENTS, BEER AND WINE, TOURS OF THE MUSEUM

RSVP WMHF@WMH.ORG OR (570) 253-8631

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

Estate of Shirley J. Mosher, deceased of Palmyra Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Scott N. Mosher, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdy town Turnpike, Lakeville, PA 18438.

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Charles F. Swartz
AKA Charles Swartz
Late of Paupack Township
EXECUTOR
Dolly M. Swartz,
AKA Marina Swartz,
AKA Dolly Marina Swartz

1038 Hidden Valley Court
Lake Ariel, PA 18436
ATTORNEY
Andrea R. Capita, Esq.
104 West High Street
Milford, PA 18337

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Anne J. Byer a/k/a Anne Byer and Anne Pierson Byer, Deceased. Late of Salem Twp., Wayne County, PA. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Frederick D. Pierson (a/k/a Frederick Dean Pierson), Executor, c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940. Or to his Atty.: D. Keith Brown, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters testamentary have been issued in the Estate of David Edward Dulay, aka David Dulay, who died on June 26, 2022, late

resident of 102 Maplewood Drive, Honesdale, PA 18431, to Jill Dulay aka Jill Elizabeth Dulay. of 102 Maplewood Drive, Honesdale, PA 18431. 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

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters of administration have been issued in the Estate of Lois Jean Drutherosky, aka Lois Drutherosky, who died on June 28, 2022, late resident of 102 Big Hills Road, Lake Ariel, PA 1843, to Michelle Loch, aka Michelle Lynn Loch, of 46940 Bermont Road, Punta Gorda, FL 33982. 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 KIMBERLY D. MARTIN, ESQUIRE, Attorney for the Estate at 1022 Court Street, Honesdale, PA 18431

KIMBERLY D. MARTIN,
ESQUIRE, ATTORNEY FOR
THE ESTATE

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Connie Karnish, Executrix of the Estate of William B. Karnish, late of Lake Ariel, PA, who died on October 10, 2021. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Executrix or to Raymond C. Rinaldi, II, Esquire, Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA, 18501.

**RINALDI & POVEROMO, P.c.,
Attorneys.**

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

Estate of Ronald S. Martin
AKA Ronald Martin
Late of Honesdale Borough
EXECUTOR
Lori Hiller
110 Sugar Street
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued in the Estate of Victor F. Abbott a/k/a Victor Abbott, a/k/a Victor Francis Abbott, who died

May 13, 2022, late resident of Damascus Township, Wayne County, PA to Stephen Abbott a/k/a Stephen V. Abbott. 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 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

10/7/2022 • 10/14/2022 • 10/21/2022

ESTATE NOTICE

ESTATE OF BARBARA PATTERSON a/k/a BARBARA A. PATTERSON, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Sally A. Rollison, 233 Moran Street, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

9/30/2022 • 10/7/2022 • 10/14/2022

ESTATE NOTICE

ESTATE OF DAVID FLYNN, late of Preston Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Susan Oettinger, 925 S Preston Road, Lakewood, PA 18439. Sally N. Rutherford, Esq., 921 Court St.,

Honesdale, PA 18431, Attorney for the Estate.

9/30/2022 • 10/7/2022 • 10/14/2022

ESTATE NOTICE

Estate of Gabriel A. Wagner
Late of Honesdale Borough
ADMINISTRATOR
Benjamin Wagner
1868 Elm Place
Honesdale, PA 18431
ATTORNEY
Brendan R. Ellis, Esq.
1018 Church Street
Honesdale, PA 18431

9/30/2022 • 10/7/2022 • 10/14/2022

ESTATE NOTICE

Estate of Sylvia P. Shaffer
AKA Sylvia Shaffer
Late of Texas Township
EXECUTOR
Eroh G. Shaffer
45 N. Levee Drive
Georgetown, SC 29440
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/30/2022 • 10/7/2022 • 10/14/2022

ESTATE NOTICE

Notice is hereby given that Letters of Administration, c.t.a., have been granted to Chris Dole, Administrator of the Estate of Jean Laura Dole a/k/a Jean L. Dole, late of Wayne County, Moscow, PA 18444, who died on August 3,

2022. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Administrator, Chris Dole, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

9/30/2022 • 10/7/2022 • 10/14/2022

ESTATE NOTICE

Estate of Daniel William Waitkus
AKA Daniel W. Waitkus
Late of South Canaan Township
EXECUTOR

Penelope J. Waitkus
102 Wyndtree Drive
Wilkes-Barre, PA 18702
ATTORNEY
Stacey F. Acri, Esq.
Acri Law Offices
273 E. Northampton Street
Wilkes-Barre, PA 18702

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Delmar E. Weikel
Late of Paupack Township
EXECUTOR

Joshua Weikel
1104 Bell Road
Lake Ariel, PA 18040
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Joseph Anthony Salvatore
AKA Joseph A. Salvatore
Late of Honesdale Borough
ADMINISTRATOR
Chris Noel Salvatore
209 Trappe Road
Dundalk, MD 21222
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th Street, PO Box 390
Honesdale, PA 18431

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Helen G. Dexter
AKA Helen Dexter
Late of Damascus Township
CO-EXECUTOR

Karen Valenti
6184 State Route 97
Narrowsburg, NY 12764
CO-EXECUTOR

Gary R. Dexter
225 Main Street
Kingston, NY 12401
ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Donna Rose Shelton
AKA Donna R. Shelton, Donna
Shelton
Late of Honesdale Borough

ADMINISTRATOR

Patrick G. Shelton
150 Union Street
Honesdale, PA 18431

ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

9/23/2022 • 9/30/2022 • 10/7/2022

ESTATE NOTICE

Estate of Donald R. Torre also known as Donald Torre, late of Manchester Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Albert Vaccari 2727 Palisade Avenue, Apt 6G, Bronx, NY 10463; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

9/23/2022 • 9/30/2022 • 10/7/2022

OTHER NOTICES

NOTICE

TAKE NOTICE THAT THE FOLLOWING ACCOUNT HAS BEEN FILED TO THE COMMON PLEAS COURT OF WAYNE COUNTY AND WILL BE PRESENTED FOR CONFIRMATION ON OCTOBER 20, 2022 AT THE WAYNE COUNTY COURTHOUSE, HONESDALE, PENNSYLVANIA

FIRST AND FINAL ACCOUNT OF THE HONESDALE NATIONAL BANK, TRUSTEE, U/W/O REBECCA GRASER F/B/O JOHN L. DANIEL, DECEASED.

NO. 43 O.C.D. 1997

9/30/2022 • 10/7/2022

NOTICE

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A.

DeNARDO, PA I.D. NO. 78447

ELIZABETH L. WASSALL, PA

I.D. NO. 77788

LESLIE J. RASE, PA

I.D. NO. 58365

SAMANTHA GABLE, PA

I.D. NO. 320695

HEATHER RILOFF, PA

I.D. NO. 309906

3600 HORIZON DRIVE,

SUITE 150

KING OF PRUSSIA, PA 19406

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. 21-066518

JPMorgan Chase Bank,

National Association

PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Debra G. Schultz, deceased; Amy Loher, known Heir of Debra Schultz, deceased; Paul Schultz, known Heir of Debra Schultz, deceased; and David Schultz, known Heir of Debra Schultz, deceased

DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
WAYNE COUNTY

NO: 2021-00525

To the Defendants, Amy Loher, known Heir of Debra Schultz, deceased: TAKE NOTICE THAT THE Plaintiff, JPMorgan Chase Bank, National Association has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH

INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Wayne County Lawyer Referral Service
Northern PA Legal Service, Inc.
Wayne County Courthouse
Honesdale, PA 18431

10/7/2022

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff 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 19, 2022**

By virtue of a writ of Execution instituted by: MEB Loan Trust IV issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of October, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land situated in the Township of Manchester, County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL ONE: Being a certain Lot No. 3 in Block "A" on a survey map of lots surveyed for the Margaret Lake Holding Corporation July 23, 1960 by George E. Ferris, R.S. Said map being recorded in Wayne County Map Book No. 5. Page 80 in the Office of the Recorder of Deeds of Wayne County. Said lot conveyed being 75.2 feet in front; 75.2 feet in rear; 151.5 feet on the easterly side bounding the land of Hallock and 151.5 feet on the westerly side bordering land of Dahl.

PARCEL 2: Beginning at an iron pin, said pin being on the southeast corner of Lot 2A and the southwestern corner of Lot 1-A, of a survey map of lot surveyed from Margaret Lake Holding Corporation July 23, 1960. By George E. Ferris, R.S., said map being recorded in Map Book 5, Page 80, in the Office of the Recorder of Deeds of Wayne County; thence North seven (7) degrees forty-five (45) minutes West along line of Lot 1-A, one hundred twenty-five (125) feet to an iron pin for a corner; thence North eighty-seven (87) degrees thirty (30) minutes East a distance of seventy-five and two-tenths (75.2) feet along the edge of a road to an (x) cut in a rock, said point also being the northwestern corner minutes east along Lot 3-A, a

distance of one hundred fifty-one and five tenths (151.5) feet to an iron pin for a corner; thence North seventy-three (73) degrees forty-four (44) minutes West eighty-one and ninety-five one-hundredths (81.95) feet to the place of BEGINNING. CONTAINING approximately ten thousand three hundred ninety-five one-hundredths (10,395) square feet, be the same more or less and BEING all of Lot 2-A in the map of lots surveyed for Margaret Lake Holding Corporation.

EXCEPTING AND RESERVING from Parcel Two all that certain part of Lot 2-A as conveyed by Edward Rutledge and Alma Rutledge, his wife, to Richard E. Brown and Barbara J. Brown, his wife, by deed dated November 21, 1977 and recorded in Wayne County deed Book 342 at page 918, described as follows;

BEGINNING at an iron pin, the common corner of Lot 1 and Lot 2 in Section "A", also known as Lot 1-A and Lot 2-; thence North 07 degrees 45 minutes West along line of Lot 1-A. 125 feet to an iron pin for a corner; thence North along Lake Drive, 87 degrees 30 minutes East 37.6 feet to a corner; thence South 07 degrees 45 minutes East to the point where said line intersects the southerly boundary line of said Lot 2-A; thence along the said southerly boundary line, North 75 degrees 12 minutes West to the Place of BEGINNING. BEING the westerly portion of Lot 2-A as shown on Map of George E. Ferris, R.S., surveyed July 23,

1960, recorded in Map Book 5, Page 80 in the Office of the Recorder of Deeds. No dwelling shall be erected on said Parcel II as above described. Said lot is bounded by the same terms and conditions as contained in deed from Catherine C. Dohl to Edward J. Rutledge, et ux., dated August 1, 1968 and recorded in Deed Book 244, Page 219.

PARCEL ID 15-0-0004-0018

ALSO KNOWN AS 1 Route Mud Pond Road A/K/A 46 Mud Pond Road B, Equinunk, PA 18417

BEING the same premises which RONALD P. MANGER AND JOAN J. MANGER, HUSBAND AND WIFE by Deed dated 04/20/2000 and recorded in the Office of Recorder of Deeds of Wayne County on 04/24/2000 at Book 1638, Page 106 granted and conveyed unto ALIDA CAMACHO.

Seized and taken in execution as property of:
Alida Camacho 1 Route Mud Pond Road a/k/a 46 B Mud Pond Road EQUINUNK PA 18417

Execution No. 106-Civil-2022
Amount \$155,367.08
Plus additional costs

August 8, 2022
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.

Andrew J. Marley Esq.

9/23/2022 • 9/30/2022 • 10/7/2022

**SHERIFF'S SALE
OCTOBER 26, 2022**

By virtue of a writ of Execution instituted by: Wilmington Savings Fund Society, FSB dba Christina Trust, not in its individual capacity but solely in its capacity as Certificate Trustee for NNPL Trust Series 2012-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of October, 2022 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece of parcel and land lying, situate and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point in the north line of land to be hereby conveyed, where said point intersects the southwesterly line of lands of Dale and Joan Rowler, said corner being located on a line bearing south twenty-three (23) degrees east two hundred (200) feet from the partition line of John and William Brownscombe as recited in their deed dated March 9, 1850, recorded in Deed Book No. 18, page 154; thence along lands of Dale and Joan Fowler south twenty-three (23) degrees east one hundred thirty (130) feet to a corner in line of lands of J.J. Landers; thence along said line south sixty-seven (67) degrees west one hundred sixty (160) feet more or less to the center line more or less of River Street, former Milford and Owego Turnpike; thence along the center line, more or less, north eighteen (18) degrees west one hundred thirty and forty-nine one-hundredths (130.49) feet more or less to a corner; thence along lands now of William Gillow, north sixty-seven (67) degrees east one hundred fifty (150) feet more less to the place of beginning. This description is taken from a survey made by Arthur T. Browne, Surveyor, dated February 12, 1972. See map book No 18 Page 11.

Excepting and Reserving thereout and therefrom that portion of River Street which lays within the bounds of the above description.

ALSO KNOWN AS 456 Riverside Drive, Honesdale, PA 18431

PARCEL ID 11-0-0008-0225

TITLE VESTED IN: James A. Landers and Ernestine Landers, husband and wife, by deed from James J. Landers and Helen A. O'Heren, Administrators of the Estate of James T. Landers, dated March 3, 1972, recorded March 9, 1972 in the Wayne County Clerk's/Register's Office in Deed Book 277, Page 1045

Seized and taken in execution as property of:
James Landers 456 Riverside Drive
HONESDALE PA 18431

Execution No. 152-Civil-2022
Amount \$66,643.34
Plus additional costs

August 3, 2022
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.

9/30/2022 • 10/7/2022 • 10/14/2022

**SHERIFF'S SALE
NOVEMBER 2, 2022**

By virtue of a writ of Execution instituted by: Wilington Savings Fund Society FSB, as Trustee of Stanwich Mortgage Loan Trust I issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2022 at 10:00 AM in the Conference Room on the third floor of the 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 Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of an assumed fifty (50) foot right-of-way known as PA S.R. 1031, said point being a common corner of the premises herein

described and lands now or formerly of Francis Kimber Estate, Deed Book 188, Page 528; thence along the center of the aforesaid S.R. 1031 South thirty seven (37) degrees thirty-five (35) minutes fifty (50) seconds East a distance of fifty-two and seventy-nine hundredths (52.79) feet South forty (40) degrees eleven (11) minutes zero five (05) seconds East a distance of fifty-five and sixty hundredths (55.60) feet South forty-five (45) degrees zero three (03) minutes nineteen (19) seconds East a distance of forty-two and ninety-one hundredths (42.91) feet to a point for a corner said point being a common corner of the premises herein described and Lot 2 in a subdivision of lands of Katherine Cochrane as depicted on a map drawn by Tim A. Jones, P.L.S., and dated June 12, 1997; thence along the common division line between the premises herein described and Lot 2 supra South fifty-six (56) degrees fifteen (15) minutes zero zero (00) seconds West a distance of three hundred twenty-two and fifty-seven hundredths (322.57) feet to a point for a corner on line of lands now or formerly of Socrates Lambrinides, Deed Book 456, Page 28; thence along the common division line between the premises herein described and lands now or formerly of Lambrinides supra North twenty-two (22) degrees forty (40) minutes zero zero (00) seconds West a distance of one hundred fifty-two and eighty-five hundredths (152.85) feet to a point for a corner on line of lands now or formerly of Francis Kimber Estates

supra; thence along the common division line between the premises herein described and lands now or formerly of Francis Kimber Estate supra, North fifty-six (56) degrees fifteen (15) minutes zero zero (00) seconds East a distance of two hundred seventy-five and zero zero hundredths (275.00) feet to the point and place of Beginning.

CONTAINING therein 1.022 acres be the same more or less.

BEING known and numbered as 1380 Galilee Road, Damascus, PA 18415

BEING THE SAME PREMISES which The Chess Master, LLC, severally, by Deed dated May 25, 2012, and recorded May 29, 2012, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, to Instrument No. 201200003776, granted and conveyed unto Corey B. Dowe and Nancy Dowe, husband and wife, as tenants by the entireties, Grantor herein.

TAX I.D. #: 07-0-0207-0043.0011

Seized and taken in execution as property of:
Corey B. Dowe 1380 Galilee Road,
DAMASCUS PA 18415
Nancy Dowe 1380 Galilee Road,
DAMASCUS PA 18415

Execution No. 35-Civil-2022
Amount \$145,760.43
Plus additional costs

August 12, 2022
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.

Jill M. Fein Esq.

10/7/2022 • 10/14/2022 • 10/21/2022

**SHERIFF'S SALE
NOVEMBER 2, 2022**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of November, 2022 at 10:00 AM in the Conference Room on the third floor of the 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 Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Beach Lake Highway (S.R. 0652) centerline said point being the Westerly corner of lands now or formerly of Bryan Wise as described in Wayne County Record Book 2563, at Page 344.

THENCE along said lands now or formerly of Wise and passing over a found iron pin on line of 30.58 feet South 23 degrees 43 minutes and 50 seconds East 400.00 feet to found iron pin corner; then continuing along said lands now or formerly of Wise North 63 degrees 27 minutes and 30 seconds East 84.22 feet to a corner, common to the lands now or formerly of Steven S. and Bridget E. Albano, as described in Wayne County Record Book 2280 at Page 289.

THENCE along said land the following two courses and distances;

1. South 22 degrees 43 minutes and 30 seconds East 275.43 feet to a found iron pipe corner;
2. South 67 degrees 35 minutes and 0 seconds West 100.96 feet to a found iron pin corner common to the lands now or formerly of Alfred C. Thumann, as described in Wayne County Record Book 2477 at page 45;

Thence along said land South 66 degrees 38 minutes and 26 seconds West 148.13 feet to a found iron pin corner common to the lands now or formerly of Robert E. and Karen K. Hoffman, as described in Wayne County Deed Book 455 page 1112;

Thence along said lands and passing over a found iron pin on line at 232.14 feet and a set iron pin on line at 628.69 feet North 11 degrees 57 minutes and 4 seconds West 658.40 feet to a point on the Beach Lake Highway (SR. 0652) centerline;

Thence along said centerline North 62 degrees 28 minutes and 35 seconds East 149.65 feet to the point of beginning;

This description is based on a survey map entitled "Lands of Heidi Blade Lot of Record", dated May 1, 2009 prepared by Gary M. Flood, P.L.S. and recorded in Wayne County Map Book 113 Page 69.

TAX MAP NO. 01-0-0246-0063

BEING the same premises which Heidi Blade, by Deed dated 11/09/2017 and recorded 11/21/2017 in the Office of the Recorder of Deeds in and for the County of Wayne in Record Book 5255, Page 297, granted and conveyed unto Michael Lefferts and Colleen Lefferts, husband and wife.

Seized and taken in execution as property of:

Michael J. Lefferts 1164 Beach Lake Hwy BEACH LAKE PA 18405

Colleen Lefferts 1164 Beach Lake Hwy BEACH LAKE PA 18405

Execution No. 236-Civil-2022

Amount \$87,019.71

Plus additional costs

August 11, 2022

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.

Stephen G. Bresset Esq.

10/7/2022 • 10/14/2022 • 10/21/2022

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CIVIL ACTIONS FILED

FROM SEPTEMBER 10, 2022 TO SEPTEMBER 16, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2019-00627	MCKALOTZ MICHAEL	9/14/2022 9:36	SATISFACTION	.00
2020-00067	DULNEY STEVEN M	9/12/2022 3:33	WRIT OF EXECUTION	77,231.81
2020-00067	DULNEY KIMBERLY	9/12/2022 3:33	WRIT OF EXECUTION	77,231.81
2021-00108	BUESING VINCENT	9/13/2022 3:48	DISCONTINUANCE	.00
2021-00108	BUESING JOHANNA H/W	9/13/2022 3:48	DISCONTINUANCE	.00
2022-00124	FCA US LLC	9/13/2022 3:53	DISCONTINUANCE	.00
2022-00130	GIUNCHINI PETER	9/13/2022 2:58	DISCONTINUANCE	.00
2022-00235	FAY KIMBERLY A	9/13/2022 3:45	DISCONTINUANCE	.00
2022-00397	AHPA PROPERTIES INC	9/14/2022 2:14	QUIET TITLE	.00
2022-00397	HEINLEIN GEORGE	9/14/2022 2:14	QUIET TITLE	.00
2022-20501	SKYLINE 528	9/12/2022 2:37	WRIT OF SCIRE FACIAS	.00
2022-20526	BLACK JAMES W DEC'D	9/12/2022 1:37	REDEMPTION CTF	300.00
2022-20527	HAYNEY JUSTIN	9/12/2022 2:28	JP TRANSCRIPT	2,976.13
2022-20528	PALLANTE JOHN A	9/12/2022 2:49	MUNICIPAL LIEN	831.64
2022-20529	KOLAKOWSKI TOMASZ	9/12/2022 3:10	MUNICIPAL LIEN	530.58
2022-20530	CRANE ROBERT M	9/12/2022 3:28	MUNICIPAL LIEN	697.37
2022-20531	FAZIO DUSTIN WERNER	9/15/2022 2:05	JP TRANSCRIPT	12,182.25
2022-20532	LUNN JACK	9/15/2022 2:05	JP TRANSCRIPT	12,182.25
2022-20533	BAKKER DANNY	9/15/2022 2:05	JP TRANSCRIPT	12,182.25
2022-20534	ARBONA RODNEY	9/15/2022 2:05	JP TRANSCRIPT	8,149.65
2022-20535	SHELDEN SHEPERD B	9/15/2022 2:05	JP TRANSCRIPT	11,079.48
2022-20536	SILFIES EDWARD E	9/15/2022 2:05	JP TRANSCRIPT	10,048.75
2022-20536	SILFIES KELLY A	9/15/2022 2:05	JP TRANSCRIPT	10,048.75
2022-20537	BUMEDER LAWRENCE G	9/15/2022 2:05	JP TRANSCRIPT	5,612.64
2022-20537	BUMEDER KARIE	9/15/2022 2:05	JP TRANSCRIPT	5,612.64
2022-20538	ZIELINSKI RONALD	9/15/2022 2:05	JP TRANSCRIPT	6,207.60
2022-20538	ZIELINSKI MARGARET M	9/15/2022 2:05	JP TRANSCRIPT	6,207.60
2022-20539	BARRAL JOHN J ESTATE OF	9/15/2022 2:05	JP TRANSCRIPT	12,216.23
2022-20540	JACKSON JENNIFER RENEE	9/16/2022 12:43	JP TRANSCRIPT	6,019.71
2022-20541	TRACY URSALAS MARIE	9/16/2022 1:08	JP TRANSCRIPT	6,120.63
2022-20542	ROTUNDO MARIE E	9/16/2022 1:53	JP TRANSCRIPT	7,847.05
2022-20543	KELLAR KATHLEEN M	9/16/2022 2:15	JP TRANSCRIPT	9,323.60
2022-20544	EGAN KEVIN M	9/16/2022 2:32	JP TRANSCRIPT	5,535.89
2022-20545	SMITH KENNETH S	9/16/2022 2:30	JP TRANSCRIPT	3,499.85
2022-20546	RICKERT GABRIELLE	9/16/2022 3:03	JP TRANSCRIPT	7,220.25
2022-40078	SAGGIO SALVATORE OWNER	9/12/2022 2:09	WAIVER OF LIENS	.00
2022-40078	SAGGIO URSULA OWNER	9/12/2022 2:09	WAIVER OF LIENS	.00
2022-40078	FIVE STAR MODULAR INC CONTRACTOR	9/12/2022 2:09	WAIVER OF LIENS	.00
2022-40079	GILBERTO RICHARD OWNER	9/13/2022 1:28	MECHANICS LIEN CLAIM	11,100.00
2022-40080	TALARICO JOSEPH C OWNER	9/14/2022 10:57	STIP VS LIENS	.00
2022-40080	TALARICO JULIE A OWNER	9/14/2022 10:57	STIP VS LIENS	.00
2022-40080	HERITAGE HOMES LTD CONTRACTOR	9/14/2022 10:57	STIP VS LIENS	.00
2022-90088	SEDORA DAVIS, SR ESTATE OF	9/12/2022 10:18	ESTATE CLAIM	2,270.00

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

CONTRACT – DEBT COLLECTIONS: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00393	CAVALRY SPV I LLC	PLAINTIFF	9/13/2022	.00
2022-00393	MCCARTHY JOSEPH C	DEFENDANT	9/13/2022	.00
2022-00394	CAVALRY SPV I LLC	PLAINTIFF	9/13/2022	.00
2022-00394	ROSS JOSEPH	DEFENDANT	9/13/2022	.00
2022-00396	BANK OF AMERICA N A	PLAINTIFF	9/14/2022	.00
2022-00396	YOO JEAN A	DEFENDANT	9/14/2022	.00
2022-00398	BANK OF AMERICA N A	PLAINTIFF	9/14/2022	.00
2022-00398	YOO JEAN A	DEFENDANT	9/14/2022	.00
2022-00405	CITIBANK N A	PLAINTIFF	9/16/2022	.00
2022-00405	ESSELMAN JOEL	DEFENDANT	9/16/2022	.00

CONTRACT – DEBT COLLECTIONS: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00403	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	9/16/2022	.00
2022-00403	ANDERSON ERIK W	DEFENDANT	9/16/2022	.00

CONTRACT – OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00390	CROSBY RYAN	PLAINTIFF	9/12/2022	.00
2022-00390	CROSBY SAMANTHA	PLAINTIFF	9/12/2022	.00
2022-00390	BROTHERS LAWN CARE INC D/B/A	DEFENDANT	9/12/2022	.00
2022-00390	BROTHERS CONSTRUCTION CO II	DEFENDANT	9/12/2022	.00
2022-00390	MAIOCCO LEONARD A/K/A	DEFENDANT	9/12/2022	.00
2022-00390	MAIOCLO LEONARD	DEFENDANT	9/12/2022	.00
2022-00390	MAIOCCO CHRISTA A/K/A	DEFENDANT	9/12/2022	.00
2022-00390	MAIOCLO CHRISTA	DEFENDANT	9/12/2022	.00

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00391	1999 SKIDOO MXZ 670 VIN 1188-00159	PETITIONER	9/13/2022	.00
2022-00391	GUZZI PAUL D	PETITIONER	9/13/2022	.00
2022-00395	1974 CHEVROLET NOVA VIN 1X27H4W232346	PETITIONER	9/14/2022	.00
2022-00395	DOMIANO JOSEPH	PETITIONER	9/14/2022	.00

REAL PROPERTY – LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00400	ZOGRAPHOU SUSAN	PLAINTIFF	9/15/2022	.00
2022-00400	SCHWARTZ LEONARD	DEFENDANT	9/15/2022	.00
2022-00400	SCHWARTZ MARGERY	DEFENDANT	9/15/2022	.00
2022-00400	SCHWARTZ LEONARD D/B/A WAYNE ON MAIN	DEFENDANT	9/15/2022	.00
2022-00400	SCHWARTZ MARGERY D/B/A WAYNE ON MAIN	DEFENDANT	9/15/2022	.00
2022-00400	SCHWARTZ LEONARD D/B/A HOTEL WAYNE	DEFENDANT	9/15/2022	.00
2022-00400	SCHWARTZ MARGERY D/B/A HOTEL WAYNE	DEFENDANT	9/15/2022	.00
2022-00400	HOTEL WAYNE INC JOINTLY AND SEVERALLY	DEFENDANT	9/15/2022	.00

REAL PROPERTY – MORTGAGE FORECLOSURE: RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00401	PENNYMAC LOAN SERVICES LLC	PLAINTIFF	9/16/2022	.00
2022-00401	SURA LINDA	DEFENDANT	9/16/2022	.00
2022-00401	SURA MICHAEL WILLIAM	DEFENDANT	9/16/2022	.00
2022-00402	CSMC 2018-RPL9 TRUST	PLAINTIFF	9/16/2022	.00
2022-00402	MCLAY WILLIAM	DEFENDANT	9/16/2022	.00
2022-00404	BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK	PLAINTIFF	9/16/2022	.00
2022-00404	BRONSON THERESA L	DEFENDANT	9/16/2022	.00
2022-00404	BRONSON ARTHUR G	DEFENDANT	9/16/2022	.00

REAL PROPERTY – QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00389	KHOURY GLENN	PLAINTIFF	9/12/2022	.00
2022-00389	SZABOOVA ADRIANA	DEFENDANT	9/12/2022	.00
2022-00389	GAJDOS JAN	DEFENDANT	9/12/2022	.00
2022-00397	MINIEN FRANCIS	PLAINTIFF	9/14/2022	.00
2022-00397	AHPA PROPERTIES INC	DEFENDANT	9/14/2022	.00
2022-00397	HEINLEIN GEORGE	DEFENDANT	9/14/2022	.00

TORT – MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00399	DONEGAL MUTUAL INSURANCE COMPANY	PLAINTIFF	9/14/2022	.00
2022-00399	SANTARELLI & SONS OIC CO	DEFENDANT	9/14/2022	.00

TORT – OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00392	BULLIS PATRICIA L INDIV & PERS REP ON BEHALF SUZETTE BULLIS	PLAINTIFF	9/13/2022	.00
2022-00392	DUFTON COLE F	DEFENDANT	9/13/2022	.00

TORT – PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00388	ROTERT TODD	PLAINTIFF	9/12/2022	.00
2022-00388	ROTERT LAUREN	PLAINTIFF	9/12/2022	.00
2022-00388	POTTER SUSAN	DEFENDANT	9/12/2022	.00



MORTGAGES AND DEEDS

*RECORDED FROM SEPTEMBER 26, 2022 TO SEPTEMBER 30, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
WOOD LAUREN A	BANK OF AMERICA	LAKE TOWNSHIP	50,000.00
HARVEY GABRIEL JOHN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
ROSSIGNOL KRISTEN RACHAEL	ABSOLUTE HOME MORTGAGE CORPORATION		145,500.00
CHAIN MARGARET L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
CHAIN DANIEL A	NEWREZ LLC NEWREZ L L C		106,837.00
WILCOX BRUCE E	WAYNE BANK	MANCHESTER TOWNSHIP	
WILCOX JACQUELINE A			50,000.00
BAUDILLE DOMINICK	WAYNE BANK	PAUPACK TOWNSHIP	
BAUDILLE EVELYN J			40,000.00
ALMA JOHN	DIME BANK	PALMYRA TOWNSHIP	
ALMA JACQUELYN			100,000.00
GOLA MARK E	WAYNE BANK	OREGON TOWNSHIP	
GOLA KIMLYN M			283,500.00
TEDS PARTNERSHIP LLC	WAYNE BANK	PALMYRA TOWNSHIP	
T E D S PARTNERSHIP L L C			316,000.00
DEFFEO ALFRED V	HONSDALE NATIONAL BANK	BUCKINGHAM TOWNSHIP	25,000.00
NIED MATTHEW D	HONSDALE NATIONAL BANK	SALEM TOWNSHIP	
JOHNSONNIED CAITLIN			35,000.00
NIED CAITLIN JOHNSON			
EFFENBERGER COLIN J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE	SALEM TOWNSHIP	157,542.00
DWYER DEBORAH J	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
DWYER MICHAEL T	SUMMIT MORTGAGE CORPORATION		100,000.00
ALESİ WILLIAM J	HONSDALE NATIONAL BANK	SALEM TOWNSHIP	
ALESİ ROBIN A			420,000.00
FOX MICHAEL J	WAYNE BANK	CANAAN TOWNSHIP	100,000.00
MANJORIN JUSTIN JONAS	WAYNE BANK	LAKE TOWNSHIP	
MANJORIN PATRICIA CATHERINE			60,000.00
BODDERY KYLE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
COLIN MEGHAN	TRADITIONAL MORTGAGE		197,007.00
ZUBY JENNIFER E	HONSDALE NATIONAL BANK	BERLIN TOWNSHIP	
ZUBY JOHN			100,000.00
LANZA BRIAN F	SHYLKOFSKI STEPHEN EDWARD	CHERRY RIDGE TOWNSHIP	
TELLO MICHELLE M			35,000.00
ANTON ELENA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
GRIFFIN RICHARD	HOMETOWN LENDERS INC		103,021.00
REED KRISTIN	WAYNE BANK	SCOTT TOWNSHIP	152,000.00
MARICI CHRISTOPHER	HONSDALE NATIONAL BANK	SOUTH CANAAN TOWNSHIP	
MARICI DORIS			115,000.00

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

BAUERNSCHMIDT ROBERT G	CROSSCOUNTRY MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	117,000.00
DENNIS MARCIA E	PNC BANK	PAUPACK TOWNSHIP	
DENNIS CHRISTOPHER M	P N C BANK		125,000.00
WEISS HARRY	WELLS FARGO BANK	SALEM TOWNSHIP	
WEISS CYNTHIA TIDWELL			600,000.00
MELICK KELLY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
MELICK ROBERT	UNITED WHOLESALE MORTGAGE		382,500.00
KOEHLER JOSEPH F	NBT BANK	STERLING TOWNSHIP	
KOEHLER LORI M	N B T BANK		170,000.00
MYRLAK RICHARD	NBT BANK	LAKE TOWNSHIP	
MYRLAK RUBY	N B T BANK		325,000.00
BAIN THOMAS B	NBT BANK	LAKE TOWNSHIP	
BAIN BARBARA	N B T BANK		100,000.00
MASKER JAMES	CROSSCOUNTRY MORTGAGE	SOUTH CANAAN TOWNSHIP	
MASKER SAMANTHA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		162,800.00
WALLINGFORD CHRIS	ALBERTI JAMES	BUCKINGHAM TOWNSHIP	89,779.36
SMITH AND RILLA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
SMITH DENNIS	BROKER SOLUTIONS INC NEW AMERICAN FUNDING		170,000.00
DUX PHILIP	PEOPLES SECURITY BANK & TRUST COMPANY	PALMYRA TOWNSHIP	
DUX THERESE			175,000.00
SERRANO JENNIFER	WAYNE BANK	LAKE TOWNSHIP	145,000.00
SHAPPEE BARTLETT A	WAYNE BANK	SALEM TOWNSHIP	
SHAPPEE LINDSAY GAIL			50,000.00
KILGORE DENISE TR	HORIZON FARM CREDIT	SCOTT TOWNSHIP	
KILGORE JAMES B TR			
DENISE KILGORE FAMILY GST EXEMPT TWO ZERO			
DENISE KILGORE FAMILY G S T EXEMPT TWO ZERO			
JBK FAMILY GST EXEMPT TWO ZERO ONE TWO			
J B K FAMILY G S T EXEMPT TWO ZERO ONE TWO			360,000.00
WINEGARDNER ERIC G II	PNC BANK P N C BANK	HONESDALE BOROUGH	50,000.00
ROCKHILL PLUMBING & HEATING INC	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP	
DELEON ROMMEL C	PENNYMAC LOAN SERVICES	LEHIGH TOWNSHIP	
DELEON VICTORINA C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		154,151.00
VIZCAINO WLADIMIR W	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	WAYMART BOROUGH	
VIZCAINO WILLOW R	CARDINAL FINANCIAL COMPANY		195,395.00
MARCELLOSOCOA LISA MARIE	ADVISORS MORTGAGE GROUP	SALEM TOWNSHIP	
SOCOA LISA MARIE MARCELLO	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		192,500.00
SCADUTO JILL	CITIZENS BANK	LAKE TOWNSHIP	
SCADUTO IGNAZIO			17,500.00
BELLUCCI PAUL E	FIDELITY DEPOSIT & DISCOUNT BANK	PAUPACK TOWNSHIP	
BELLUCCI JEAN			125,000.00
DAVITT ROBERT	DIME BANK	CANAAN TOWNSHIP	
DAVITT MELISSA A			107,000.00
ESSELMAN SHAWN D	DIME BANK	DAMASCUS TOWNSHIP	
ESSELMAN GRACE M			100,000.00

WRIGHT PAUL WAYNE JR WRIGHT EMELY ACOSTA	NAVY FEDERAL CREDIT UNION	DREHER TOWNSHIP	336,700.00
CORCORAN LESTER L CORCORAN MICHELLE	NAVY FEDERAL CREDIT UNION	DAMASCUS TOWNSHIP	159,588.00
WEHRMANN KENNETH R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	TEXAS TOWNSHIP 1 & 2	
WEHRMANN PAULA A MIKESH JOHN P	SUMMIT MORTGAGE CORPORATION	PAUPACK TOWNSHIP	199,500.00
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AMERICAN FEDERAL MORTGAGE CORPORATION		100,000.00
SANCHEZ ERIC	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
SANCHEZ YADILIZ	BROKER SOLUTIONS INC NEW AMERICAN FUNDING		225,834.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
IDGARA VENTURES LLC	HESSINGER RICHARD	PAUPACK TOWNSHIP	
IDGARA VENTURES L L C	HESSINGER SUSAN J		LOT 6
ZAYAITZ JOHN R EXR	GARGER KIMBERLY	PAUPACK TOWNSHIP	
KUBA KENNETH S EST	SHAAK KELLY		
RAMEY ELSE	HARVEY GABRIEL JOHN	LEHIGH TOWNSHIP	
	ROSSIGNOL KRISTEN RACHAEL		LOT 2A
CHAIN MARGARET L	CHAIN MARGARET L	LAKE TOWNSHIP	
	CHAIN DANIEL A		
CRONIN CORNELIUS	CRONIN CORNELIUS J TR	LAKE TOWNSHIP	
CRONIN RUTH	CRONIN RUTH A TR		
	CORNELIUS J CRONIN IRREVOCABLE TRUST		
	RUTH A CRONIN IRREVOCABLE TRUST		LOT 3211
FOBES NANCY	FOBES DANIEL	WAYMART BOROUGH	
	FOBES TRACY LYNN		
BLACK CHRISTINE	THEOBALD CHARLES	LAKE TOWNSHIP	
MOORE HAROLD			
SAFFIOTI VIVIENNE W	GOLA MARK E	OREGON TOWNSHIP	
SHERMAN VIVIENNE W	GOLA KIML YN M		LOT 27
ROSS JOSEPH P	ROSS JOSEPH P	WAYMART BOROUGH	
	ROSS KIMBERLY WASCO		
SHYLKOFSKI STEPHEN EDWARD ADM	SHYLKOFSKI STEPHEN EDWARD	CHERRY RIDGE TOWNSHIP	
SHYLKOFSKI EDWARD F EST			
MOSHIER WALTER	DAVITT ROBERT	CANAAN TOWNSHIP	
MOSHIER PAMELA	DAVITT MELISSA		LOT 1
LABRACIO RICHARD FRANCIS EXR	STEPHENS CHARLES E JR	TEXAS TOWNSHIP 1 & 2	
DONNELLY NANCY ANN EST	STEPHENS SARA A SAVITZ KATHLEEN A		
BROWNE ROBERT A JR	BROWNE ROBERT A JR	DAMASCUS TOWNSHIP	
BROWNE KIMBERLEY BRITT			LOT 1
BROWNE ROBERT A JR	BROWNE ROBERT A JR	DAMASCUS TOWNSHIP	
BROWNE KIMBERLEY BRITT	BROWNE KIMBERLEY BRITT		LOT 2
NORTHEAST HOMES	SALVI DINESH	SALEM TOWNSHIP	
	SALVI DEEPA		LOT 1667
S FASIG CHARTER	TEDS PARTNERSHIP LLC	PALMYRA TOWNSHIP	
	TED S PARTNERSHIP L L C		
STURM ARTHUR B	BIONDA MARC	HONESDALE BOROUGH	
STURM PATRICIA A			LOT 50

KRUK MAREK KRUK JOANNA	SERRANO JENNIFER	LAKE TOWNSHIP	LOT 17
DESOUZA GABRIEL CARVALHO	DESOUZA GABRIEL CARVALHO CARVALHO SIDING LLC CARVALHO SIDING L L C	LAKE TOWNSHIP	
HAUBRICH FELIPE S LOT INVESTMENTS LLC LOT INVESTMENTS L L C	DESOUZA GABRIEL CARVALHO CARVALHO SIDING LLC CARVALHO SIDING L L C	SALEM TOWNSHIP	
HAINES PATRICK G HAINES KIMBERLY A	EFFENBERGER COLIN J	SALEM TOWNSHIP	LOT 1707
IKHILEVSKY ANATOLIY IKHILEVSKY ELLA IKHILEVSKY ESTHER IKHILEVSKY DIANA	DWYER MICHAEL T DWYER DEBORAH J	LAKE TOWNSHIP	LOT 1130
HAY DERALD J JR HAY FRANCES R	SPARKS KRISTOPHER T SPARKS TRICIA B	LAKE TOWNSHIP	LOT 814
HOLLENBACK LABAN HOLLENBACK JANET FINN FINNHOLLENBACK JANET	VERDINO GENE JOSEPH VERDINO KATHLEEN THERESA	PAUPACK TOWNSHIP	
DAVIS YANCY WAYNE	ALESI WILLIAM J ALESI ROBIN A	SALEM TOWNSHIP	LOT 786
CONWAY ROBERT C	TREASURE COVE LAKEVIEW DR LLC	LAKE TOWNSHIP	
CONWAY ROBERTA L	TREASURE COVE LAKEVIEW D R L L C		LOT 1539
HUTCHINS WILLIAM	FALLOON TODD SHAWN JR	SALEM TOWNSHIP	LOT 2
CLENNENING RICHARD A RYAN PAMELA	COLIN MEGHAN BODDERY KYLE	LAKE TOWNSHIP	LOT 3920
GREGORY TAMMY L RIVEZZI TAMMY L	SIMPSON GERALD	LAKE TOWNSHIP	
SWENDSEN BRADLEY E HIGH HOUSE LORI S	HIGHHOUSE LORI S HIGHHOUSE THOMAS J	DAMASCUS TOWNSHIP	
SWENDSEN BRADLEY E HIGHHOUSE LORI S	SWENDSEN BRADLEY E	DAMASCUS TOWNSHIP	
SHYLKOFSKI STEPHEN EDWARD SHYLKOFSKI SAMANTHA N	LANZA BRIAN F TELLO MICHELLE M	CHERRY RIDGE TOWNSHIP	
WARNER DONNA	GULLSTRAND GREGORY GULLSTRAND MARIE	DAMASCUS TOWNSHIP	LOT 7
SMITH PARKER LLC TR SMITH PARKER L L C TR WOODS GRANTOR TRUST	MUSKO MARIA THOMAS FRANCIS RICHARD	STERLING TOWNSHIP	
OLEARY FAWN	BELL MATTHEW	LAKE TOWNSHIP	LOT 4294
DWORNITSKI NICHOLAS JR DWORNITSKI ANTHONY	ANTON ELENA GRIFFIN RICHARD	LEHIGH TOWNSHIP	
YERGER ROGER YERGER PATRICIA	REED KRISTIN	SCOTT TOWNSHIP	
OGDEN JEAN	MARICI CHRISTOPHER MARICI DORIS	SOUTH CANAAN TOWNSHIP	
SHAUGER ROBERT W SHAUGER MARGARET A BY AF SHAUGER ROBERT W AF	BAUERNSCHMIDT ROBERT G	LEHIGH TOWNSHIP	LOT 148
FISHER PAUL M JR	THREE ZERO ZERO DELAWARE STREET	LEHIGH TOWNSHIP	
MCNAIR GRAYSON E BY AGENT MCNAIR JANET W BY AGENT MCNAIR TIMOTHY E AGENT MCNAIR DOUGLAS G AGENT	MELICK ROBERT MELICK KELLY	PAUPACK TOWNSHIP	LOT 47
SMITH KERI LYNN EXR SMITH DOUGLAS J JR EST	SMITH KERI LYNN	MANCHESTER TOWNSHIP	
JACOBSON BENJAMIN JACOBSON DIGNA	JACOBSON BENJAMIN	LEHIGH TOWNSHIP	

MUSUMECI JAMES JR EXR MADDALONE JOSEPH EST AKA MADDALONE JOSEPH P EST AKA	ONE FOUR LAKEVIEW LLC ONE FOUR LAKEVIEW L L C	SALEM TOWNSHIP	LOT 14
ZIELINSKI WIESLAW CHEN ZHEN FANG TR ZHEN ZHI GUO FAMILY LIVING TRUST GUO ZHEN ZHI	ROGERS JOHN JAY BIN GUO QI	LEHIGH TOWNSHIP HAWLEY BOROUGH	
LOMBARDI ELIZABETH MCGINNIS KENNETH C	JONES AMY M MCGINNIS KENNETH C SCHULER RYAN SCHULER MACKENZIE L	CANAAN TOWNSHIP BERLIN TOWNSHIP	LOT 3
BISCARDI ANTHONY	DUBAS ANDREW DUBAS CARA	MANCHESTER TOWNSHIP	
NATALE NICOLE	NATALE NICOLE NILSEN BRIAN	MANCHESTER TOWNSHIP	
SHAHINIAN PAUL SHAHINIAN SETA	WALLINGFORD CHRIS ALBERTI JAMES	BUCKINGHAM TOWNSHIP	LOT 2
ZITO FRANK JR EST ZITO MICHAEL EXR	KILGORE JAMES B	SCOTT TOWNSHIP	
TALARICO RAYMOND JR TALARICO ROSEANNE	SANCHEZ JUAN	STERLING TOWNSHIP	LOT 22
HAUBRICH FELIPE S LOT INVESTMENTS LLC LOT INVESTMENTS L L C	DACRUZ ALINE CARVALHO DEALMEIDA EDINEI FERNANDES	SALEM TOWNSHIP	
WHITTAKER JANET LEIGH TR JANET LEIGH WHITTAKER LIVING TRUST	VIZCAINO WLADIMIR W VIZCAINO WILLOW R	WAYMART BOROUGH	
DOMERACKI MAUREEN A EXR DOMERACKI JOSEPH FEST	DOMERACKI MAUREEN A	DYBERRY TOWNSHIP	
DOMERACKI MAUREEN A	CRAIGE AMY M CRAIGE F DOUG	DYBERRY TOWNSHIP	
DOMERACKI MAUREEN A EXR DOMERACKI JOSEPH FEST	DOMERACKI MAUREEN A	BUCKINGHAM TOWNSHIP	
DOMERACKI MAUREEN A	CRAIGE AMY M CRAIGE F DOUG	BUCKINGHAM TOWNSHIP	
LEIBENSPERGER JEFFREY JAMES LEIBENSPERGER STACEY	MARCELLOSOCOA LISA MARIE SOCCOA LISA MARIE MARCELLO	SALEM TOWNSHIP	LOT 884
PAINTING JOHN PAINTING KATHLEEN	WRIGHT PAUL WAYNE JR WRIGHT EMELY ACOSTA	DREHER TOWNSHIP	LOT 50
KORMAN MARK	VOSBURG NEAL T VOSBURG KIMBER L	PAUPACK TOWNSHIP	
CUCCHIARA JOHN GOTTHARDT ADAM	FOLEY DENNIS M FERRY IAN	PRESTON TOWNSHIP SCOTT TOWNSHIP	
GAUDINI PAUL GAUDINI FRANK D	MURRAY WILLIAM	MANCHESTER TOWNSHIP	LOT 17
ONEILL DANIEL J ONEILL DOROTHY J	WEHRMANN KENNETH R WEHRMANN PAULA A	TEXAS TOWNSHIP 1 & 2	
LYNCH SANDRA T TR SANDRA T LYNCH REVOCABLE TRUST	MUSSO EUGENE A TR EUGENE A MUSSO REVOCABLE TRUST	PAUPACK TOWNSHIP	
MIKESH JOHN AKA MIKESH JOHN J AKA MIKESH JEANETTE	MIKESH JOHN P	PAUPACK TOWNSHIP	LOT 31
MILNE MARGARET	SANCHEZ ERIC SANCHEZ YADILIZ	LAKE TOWNSHIP	LOT 4261
DUGAN MATTHEW J	GREENWALT JEFFREY S GREENWALT BARBARA L	LAKE TOWNSHIP	LOT 4127

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

October 10, 2022–October 14, 2022

Monday, October 10, 2022

Courthouse Closed-Columbus Day

Tuesday, October 11, 2022

9:00 AM

Dependency

9:00 Status Conference 43-2021-DP A.F. Rechner/Collins/Burlein/Campbell

9:30 Permanency Review 15-2021-DP A.F. Rechner/Campbell

10:00 (1hr) Permanency Review 19-2021-DP D.B. Rechner/Ellis/Moulton
Comfort dog here

11:00 Disposition 23&24-2022-DP B.D. &B.D. Rechner/Williams

11:30 21 & 22-2022-DP Disposition D.E. & B. E. Rechner/Henry

1:00 PM

IN Re: C.L.H. 17-2021-AD

Adoption

Bugaj

Wednesday, October 12, 2022

9:00 AM

Masonic Hall v Pike County BOA 1139-2021-CV

NJ Trial

Kannebecker/Ohliger/DiVittore

Thursday, October 13, 2022

9:00 AM

The Dime Bank v. Umpy's Too, Inc, John Batcher and Cheryl L. Batcher
287-2020-CV

Hearing on Petition to Intervene

Strauss/Kizitaff/Gregory/Clause

10:00 AM

Indyg v. Camp Ramah & Fallick 281-2021-CV

Argument on Motion for Summary Judgment

Palazzo/Smith/Dawson

Friday, October 14, 2022

9:00 AM

PFA

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

October 10, 2022–October 14, 2022

Monday, October 10, 2022

Courthouse Closed-Columbus Day

Tuesday, October 11, 2022

9:00 AM
Fielding v Wrobleski and WMH 241-2020-cv
Hearing/Arg on Sanctions & Motion for protective Order of
Defendant
Foley/Doherty/Hill

10:00 AM
Farber v. Bennett 695-2016- Wyoming County
Review Hearing Re: Special Relief & Modification Of Custody
Taylor/Pro Se

1:00 PM – 2:00 PM
Demand Supports
379-2022-DR Zipperlen v. Dunn Mrocza/Gretz
88-2021-DR O’Connell v. Reynolds Farrell/Deluca
383-2022-DR Meyer v. Meyer Cali/Killino
40-2017-DR Howell v. Howell Martin II/Pro Se
551-2021-DR Brussell v. Brussell Bugaj/Lynott
214-2022-DR Roskowski v. Dunaway Burlein/Pro Se

2:00 PM
Non-Supports

Wednesday, October 12, 2022

8:45 AM
Litzenbauer v. Litzenbauer 263-2022-DR
Custody Hearing
Pro Se/Thomas

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
In Re: T.K. 1-2015-JV
Dispositional review Hearing
OAG Anderson/Burlein

Thursday, October 13, 2022

8:45 AM
Extradition- USP Canaan
Jaquan Lord El Warren
William Madison a/k/a William Levenson

9:00 AM
Formal Arraignments

9:00 AM – 11:00 AM
Commonwealth Matters
Sentencing 364-2020-CR Derhammer, John Burlein
Sentencing 324-2021-CR Leonetti, Frederick Martin II
Petition for Parole 160-2020-CR Hidalgo-Peralta, Menerson Ack-
ourey
Hearing on Petition to File Post Sentence Motion Nunc Pro Tunc
43 & 44-2020 & 114-2022-CR Donahue, Glen
OAG/Burlein/Farrell
Sentencing 409-2021-CR DeGroot, Adam Bugaj
ICC 134-2022-MD Perez, Jhon
Sentencing 233-2022-CR Ciesielski, Frank Burlein

10:30 AM
In Re: C.D. 24-2021-JV
Placement Review Hearing
DA/Martin II

11:00 AM
IN Re: E.T. 13-2022-JV
Dispositional Review
DA/Burlein

11:30 AM
In Re: K.H. 32-2022-JV
Uncontested Adjudication hearing
DA/Martin II

1:00 PM
Call of the List
181-2022-CR Banghart, Nathaniel
404-2021-CR Bednarczyk, Richard
211-2022-CR Bellino, Andrew
225-2022-CR Bingham, Matthew
209-2022-CR Brown, Ashley
213-2022-CR Card, Leroy
191-2022-CR Chmelik, Dustean

46-2022-CR Chmura, Victor
224-2022-CR Civita, Michael
297-2021-CR Conklin, Michael
228-2022-CR Costa, Debra
197-2022-CR Dagna, Daniel
52-2022-CR Delade, Donald Gp 10/13
175-2022-CR Evans, Mark
214-2022-CR Franklin, Edward
106-2022-CR Gerrity, James
217-2022-CR Gilson, Brian
196-2022-CR Gracia, Anthony
215-2022-CR Grant, Eric
218-2022-CR Guay, Jennifer
201-2022-CR Haas, Thomas Gp 9/29
134-2022-CR Horwitz, Matthew Gp 10/6
120 & 134-2022-CR Horwitz, Sidney J.
163-2022-CR Hyland, Julian
206-2022-CR Jefferson, Tupico
153 & 154-2022-CR Johnson, Jeffrey
23 & 84-2020-CR Kearns, Bambi
142-2022-CR Kenowsky, Tammy
173 & 176-2022-CR Kresge, John
78-2022-CR Lanigan, Anthony
219-2022-CR Lauersen, Corey
204-2022-CR Lemon, Cody Gp 10/6
118-2022-CR Lennetti, Cassidy Gp 9/29
170-2022-CR Lutz, Lester
221-2022-CR Martinez, Claribel
194-2022-CR McLaughlin, Dan
177-2022-CR Panzella, Sr., Victor
185-2022-Cr Parente, Sean
186-2022-CR Parham, Rahmel BW
200-2022-CR Pomeroy, James
152-2022-CR Quintant, Frank Muckler
205-2022-CR Redmond, James
180-2022-CR Rodriguez, Michael
193-2022-CR Rulis, Joseph
184-2022-CR Sanderson, James
83-2022-CR Schmidt, Nicole Move to December
107&108-2022-CR Schumacher, Jacob
173-2022-CR Serbin, Jeremy GP 10/13
237-2022-CR Smedsen, Bonnie
190-2022-CR Smith, Leslie
172-2022-CR Sporer, Nicholas
167-2022-CR Tetkoski, Joseph
195-2022-CR Tighe, Mikeala
164-2022-CR Vitale, Adam
178-2022-CR Vogline, Tyler
210-2022-CR Wright, Christopher
216-2022-CR Zemanek, Anna

ARBITRATION ROOM CALENDAR


October 10, 2022–October 14, 2022

Wednesday, October 12, 2022

8:45 AM
Litzenbauer v. Litzenbauer 263-2022-DR
Custody Hearing
Pro Se/Thomas

Thursday, October 13, 2022

9:00 AM
Excell Homes v. Smith 425-2021-CV
Arbitration-Day 2
Bugaj/Clause



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nicholasbarna@verizon.net

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Tim Barna, Esq.

Barna Law

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SBresset@Bressetsantora.com

Rsantora@Bressetsantora.com

606 Church Street

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Ronald M. Bugaj, Esq.

Bugaj/Fischer, P.C.

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ron@bugaj-fischer-law.com

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Administrative Law, Civil Litigation,

Community Association Law, Corporate and Business Law, Criminal Defense, Dependency, DUI, Estates, Estate Planning, Family Law, Custody, Divorce, Protection From Abuse, Support, Guardianship, Juvenile Law, Property Owners Association, Real Estate, Social Security/Disability, Tax Law, Workers Compensation, Zoning, Municipal Law

Steven E. Burlein, Esq.

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steven@burlein.legal

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Real Estate, Wills and Trust, Estate Administration/Probate, Guardianship, Criminal Law, Juvenile Law

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CampLaw@ptd.net

922 Church St.

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Tammy Lee Clause, Esq.

570-676-5212

attyclause@gmail.com

PO Box 241

972 Main Street

Newfoundland, PA 18445

Divorce, Custody, Wills, Estates, Real Estate, Civil Litigation, Corporate Law, Breach of Contract, Community Association Matters

Frances Clemente, Esq.

845-887-6344

fclemente@hvc.rr.com

PO Box 866

32 Lower Main St.

Callicoon, NY 12723

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d.devita.law@gmail.com
400 Spruce St. Ste 402
Scranton, PA 18503

Jessica Ellis, Esq.

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jessica@ellislawgroupcc.com
www.ellislawgroupcc.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Family Law, Estate
Plannings, Small Business
Representation*

Brendan R. Ellis, Esq.

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brendan@ellislawgroupcc.com
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Plannings, Small Business
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Michael Farley, Esq.

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mjfesquire@gmail.com
51 Burrier Road
Waymart, PA 18472
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