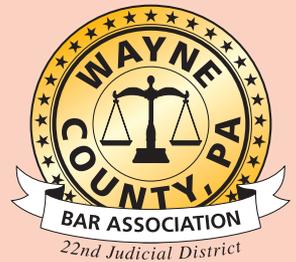


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



March 25, 2022
Vol. 12, No. 4
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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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
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Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Raising the Bar



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

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

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

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

Hours: Available Upon Request

ACCEPTING DONATIONS NOW!

For Information call the Wayne County Bar Association: (570) 253-0556 or go to
www.waynecountylawyers.org

District Attorney's Office — Press Release

NEW YORK MAN ARRESTED ON DRUG CHARGES

March 18, 2022 — Wayne County District Attorney A.G. Howell announced today the arrest of Nikolaos Kopoulos, age 23, of Bethpage, NY. He was charged with Possession With Intent to Distribute Controlled Substances, a felony, Possession of Controlled Substances, a misdemeanor, and Possession of Drug Paraphernalia, a misdemeanor.

According to the police criminal complaint affidavit of probable cause filed by the Wayne County Detectives, the charges stem from an incident that took place on September 4, 2021 at the Elements Music Festival in Buckingham Township, Wayne County, PA. Security officers from the festival encountered Kopoulos after he illegally re-entered the festival after being removed. They searched his bag and found substantial quantities of psilocybin mushrooms, cocaine, ketamine, LSD, alprazolam, methamphetamine, THC and marijuana. The security officers were assisted by Wayne County Constable Banks and Constable Mead.



NIKOLAOS KOPOULOS

An arrest warrant was issued for Kopoulos on October 29, 2021. However, he was not found and taken into custody until January 2022 when he was arrested in Nassau County, NY. He was brought back to Wayne County on February 21, 2022 and was remanded to the Wayne County Correctional Facility on \$25,000 bail. His Central Court appearance was held on March 16, 2022, at which time the Defendant waived his preliminary hearing.

District Attorney A.G. Howell stated that these charges were the efforts of private security, constables and the Wayne County Detectives working together to keep our community safe.

**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.*



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.

EXECUTOR NOTICE

Estate of Phyllis F. Logan
Late of Honesdale Borough
EXECUTOR
Honesdale National Bank
ATTN: Charles Curtin
724 Main St.
Honesdale, PA 18431
ATTORNEY
Edward A. Monsky - Munley Law PC
227 Penn Ave.
Scranton, PA 18503

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Cody Olver, Administrator of the Estate of Michael C. Reynolds, late of Wayne County, Beach Lake, PA 18405, who died on December 10, 2021. 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, Cody Olver, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/25/2022 • 4/1/2022 • 4/8/2022

ADMINISTRATOR NOTICE

Estate of Brian Paul Marshall AKA
Brian P. Marshall
Late of Damascus Township
ADMINISTRATOR
Raymond E. Marshall
2857 Laurel Lane
Henryville, PA 18332
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
PO Box 390, 308 9th St.
Honesdale, PA 18431

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

ESTATE NOTICE. Estate of Louise Jean Falabella, deceased, late of Salem Township, Wayne County, Pennsylvania (died January 3, 2018). Any person or persons having claims against or indebted to estate present same to Robert Bacchioni, Administrator, c/o his attorney, Christopher E. Farrell, Esquire, PO Box 312, 158 South Street, Waymart, PA 18472.

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

ESTATE NOTICE. Estate of Harry R. Stintsman, deceased, late of Manchester, Wayne County, Pennsylvania. Any person or persons having claims against or indebted to estate present same to Stephen B. Stintsman and Courtney N. Rolon, Co-Executors, c/o their attorney, Christopher E. Farrell, Esquire, PO Box 312, 158 South Street, Waymart, PA 18472.

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR NOTICE

Estate of Henry N. Rimlinger
Late of Palmyra Township, Wayne County

EXECUTOR

Timothy A. Rimlinger
1038 Redtail Road
Audubon, PA 19403
ATTORNEY

Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR'S NOTICE

ESTATE OF JANET K HOUMAN, late of Canaan Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Karen Robinson, 64 Crossman Road, Pleasant Mount PA 18453 or Todd B Houman, 203 Owego Turnpike, Waymart PA 18472. Sally N. Rutherford, Esq., 921 Court St.,

Honesdale, PA 18431, Attorney for the Estate.

3/25/2022 • 4/1/2022 • 4/8/2022

ESTATE NOTICE

ESTATE OF ROBERT J.

KALASKI, JR. late of Paupack Township, Wayne County, Pennsylvania (died December 10, 2021). Letters of Administration having been granted, all persons having claims or demands against estate of decedent shall make them known and present them, and all persons indebted to said decedent shall make payment thereof without delay to Michael Kalaski, Administrator, of 6459 Daniel Court, Eldersburg, MD 21784 or to John M. Price, of Oliver, Price & Rhodes, Attorney for the Estate, 1212 South Abington Road, P.O. Box 240, Clarks Summit, Pennsylvania 18411.

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTRIX NOTICE

Estate of Albert John Stalbird AKA Albert J. Stalbird

Late of Cherry Ridge Township
EXECUTRIX

Christina Marie Stalbird, AKA Christina M. Stalbird
786 Milanville Road
Beach Lake, PA 18405
ATTORNEY

John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

3/25/2022 • 4/1/2022 • 4/8/2022

EXECUTOR NOTICE

Estate of Edward J. Wood
Late of Manchester Township
EXECUTOR
Christopher Ryan Wood
106 Rotten Rd.
Equinunk, PA 18417
ATTORNEY
Brendan R. Ellis
1018 Church Street
Honesdale, PA 18431

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Penny Jo Watson and Chad Marold, Co-Executors of the Estate of Regina P. Beardsley, late of Wayne County, White Mills, PA 18473, who died on February 9, 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 Co-Executors, Penny Jo Watson and Chad Marold, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/18/2022 • 3/25/2022 • 4/1/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Betty Jo Ashcom who died on February 5, 2022, late resident of Bethany, Pennsylvania, to Francis Edward

Ashcom, a/k/a Francis E. Ashcom, Executor of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Francis Edward Ashcom, a/k/a Francis E. Ashcom, 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

3/11/2022 • 3/18/2022 • 3/25/2022

EXECUTRIX NOTICE

Estate of Richard Powell
Late of Texas Township
EXECUTRIX
Christine Powell-Dix
1299 Brassie Street
Allentown, PA 18106

3/11/2022 • 3/18/2022 • 3/25/2022

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Wilhelm Samida who died on November 20, 2021, late resident of Pleasant Mount, Pennsylvania, to Jessica Giannetti, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Jessica Giannetti, Executrix, 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

3/11/2022 • 3/18/2022 • 3/25/2022

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

NO. 526-Civil-2021

IN RE:
NAME CHANGE OF
ALEXIS LORELLE PIZZO

.....

ORDER

.....

And now, to wit, this 8th day of
March 2022, the Petition of Alexis
Lorelle Pizzo for Change of Name
is CONTINUED until May 24,
2022 at 1:00 P.M. courtroom #2.

BY THE COURT:
s/Matthew L. Meagher
MATTHEW L. MEAGHER
Judge

3/25/2022

NOTICE

NOTICE is hereby given that
Rentals NEPA, LLC., of Honesdale,
Pennsylvania 18431, filed with the
Pennsylvania Department of State,
on March 15, 2022, an application
for registration of the fictitious
name, Rentals NEPA, LLC., the
principle place of business is
located in Honesdale, Pennsylvania.

3/25/2022

NOTICE

NOTICE OF ACTION
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW

NOTICE IS HEREBY GIVEN to
Defendant, CHARLES
LEVCHAK, his unknown heirs
and assigns, that Plaintiff, CARLY
BATZEL, has commenced an
action against you via writ of
summons, docketed to No. 18-
Civil-2022, in the Office of the
Prothonotary of Wayne County,
Pennsylvania, and set forth as
follows:

IN THE COMMONWEALTH OF
PENNSYLVANIA
No. 2018-Civil-2022

CARLY BATZEL,
Plaintiff,

v.

STARRUCCA BOROUGH, DARL
HAYNES, DONALD HAYNES,
JR., KEITH PAINE, CHARLES
LEVCHAK AND KIRK RHONE,

Defendants.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE CERTAIN ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED BY ENTERING A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE

ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY OTHER CLAIM OR RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND WHERE YOU CAN GET LEGAL HELP.

Northeastern Pennsylvania Legal Services, Inc
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
Telephone: (877) 515-7465

Pennsylvania Lawyer Referral Service
P.O. Box 1086
Harrisburg, PA 17108
Pa. Residents Telephone:
(877) 515-7465
Out of State Residents Telephone:
1-717-238-6715

AVISO

A USTED SE LE HA DEMANDADO EN LA CORTE. Si usted quiere defenderse contra la demanda expuesta en las siguientes páginas, tiene que tomar acción en

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un plazo de veinte (20) días después que reciba esta demanda y aviso, por presentar una notificación de comparecencia escrita personalmente o por un abogado y radicar por escrito en la Corte sus defensas u objeciones a las demandas presentadas en su contra. Se le advierte que si falla en hacerlo, el caso podría seguir adelante sin usted y un fallo podría ser dictado en su contra por la Corte sin previo aviso por cualquier dinero reclamado en la demanda o por cualquier otro reclamo o desagravio pedido por el/la demandante. Puede que usted pierda dinero o propiedad u otros derechos importantes para usted. **USTED DEBE LLEVAR ESTE DOCUMENTO A SU ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO, DIRÍJASE O LLAME POR TELÉFONO A LA OFICINA CUYA DIRECCIÓN SE ENCUENTRA ABAJO. ESTA OFICINA PUEDE PROVEERLE CON INFORMACIÓN SOBRE COMO CONTRATAR UN ABOGADO. SI NO TIENE LOS FONDOS SUFICIENTES PARA CONTRATAR UN ABOGADO, ESTA OFICINA PODRÍA PROPORCIONARLE INFORMACIÓN ACERCA DE AGENCIAS QUE PUEDAN OFRECERLES SERVICIOS LEGALES A PERSONAS QUE REÚNAN LOS REQUISITOS A UN HONORARIO REDUCIDO O GRATIS.**

Northeastern Pennsylvania Legal Services, Inc
Wayne County Courthouse

925 Court Street
Honesdale, PA 18431
Telephone: (877) 515-7465

Pennsylvania Lawyer Referral Service
P.O. Box 1086
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John G. Dean
Elliott, Greenleaf & Dean, P.C.
15 Public Square, Suite 310
Wilkes-Barre, PA 18701
(570) 371-5290
jgd@elliottgreenleaf.com

3/25/2022

POSITION FOR ASSISTANT PUBLIC DEFENDER, PIKE COUNTY, PA

The Pike County Public Defenders' Office is accepting applications from licensed Pennsylvania attorneys with resumes for the position of Assistant Public Defender. Applicants must have practiced law in the Commonwealth of Pennsylvania for at least two (2) years. Applicants must further have tried to jury verdict both misdemeanor and felony charges and filed appeals to The Superior Court of Pennsylvania.

Pike County is an equal opportunity employer. Please return applications with resume to the Pike County Public Defender's Office, 102 East John Street, Suite 1, Milford, PA 18337.

NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE APRIL 20, 2022

By virtue of a writ of Execution instituted by: Eric Karpeles and Michael F. Sell issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 20th day of April, 2022 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those certain pieces or parcels of land situate in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Parcel One:

BEGINNING at a PK spike set in the center of intersecting Pennsylvania Legislative Routes 63081 (road to Galilee) and 63043 (road to Lookout); thence north 65 degrees twenty-five (25) seconds east six hundred and fifty-three hundredths (600.53) feet along the center of the road to Galilee to a point on the southwest corner of the land to be conveyed by this Deed; thence leaving the road and

through lands of George H. Mortimer, et. al. (Deed Book210, Page 344) through a set iron pipe, on line of the bank of the road, north eleven (11) degrees eighteen (18) minutes fourteen (14) seconds west four hundred eighty-eight and twenty hundredths (488.20) feet to a set iron pipe corner; thence south eighty-four (84) degrees seven (07) minutes two (02) seconds west two hundred thirty-nine and sixty-six hundredths (239.66) feet to a set iron pipe corner; thence north nineteen (19) degrees fifty-two (52) minutes thirty-five (35) seconds west three hundred thirty-nine and fifty-four hundredths (339.54) feet to a set iron pipe corner; thence north twelve (12) degrees nine (09) minutes twenty (20) seconds east one hundred and eighty-seven hundredths (100.87) feet to a set iron pipe corner; thence north forty-one (41) degrees fifty-five (55) minutes two (02) seconds east one hundred ninety and eighteen hundredths (190.18) feet to a set iron pipe corner; thence north four (04) degrees forty-three (43) minutes fifty-five (55) seconds east one hundred thirty-six and sixty-nine hundredths (139.69) feet to a set iron pipe corner; thence north eighty-three degrees twenty-five (25) minutes thirty (30) seconds east five hundred seventy-eight and twelve hundredths (578.12) feet to a set iron pipe corner; thence south nine (09) degrees forty-one (41) minutes three (03) seconds east seven hundred two and ninety-nine hundredths (702.99) feet to a set iron pipe in stones corner; and thence

south ten (10) degrees forty-seven (47) minutes twenty (20) seconds east three hundred fifty-four and twenty hundredths (354.20) feet to a point in the center of the Galilee Road; thence along the center of this road, the following three (3) courses and distances: (1) south sixty-four (64) degrees twenty-two (22) minutes fifteen (15) seconds west one hundred thirty-seven and eighty-three hundredths (437.83) feet; (2) south seventy-three (73) degrees twenty-six (26) minutes twenty-six (26) seconds west two hundred sixty-eight and twenty-two (268.22) feet; and (3) south sixty-five (65) degrees fifty-seven (57) minutes twenty (20) seconds west ninety-five and eighty-seven hundredths (95.87) feet to the place of BEGINNING.

CONTAINING sixteen and three tenths (16.3) acres, be the same more or less.

UNDER AND SUBJECT to that portion of the above-described premises, which lies within the right-of-way for Legislative Route 63081.

THE foregoing description is in accordance with survey made by Mark R. Zimmer, R.S. dated February 19, 1979 (all bearings on January, 1979 magnetic meridian) approved by the Damascus Township Planning Commission March 6, 1979 and approve by the Damascus Township Supervisors March 6, 1979, a map of which is recorded in Wayne County Map Book 40 at page 92. THE above premises

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are designated as tax map number 07-0195-0055.0001 on the tax maps of Damascus Township, Wayne County, Pennsylvania.

BEING the same premises which Devon E. Hokanson and Celia A.M. Hokanson, his wife, by deed dated March 9, 1984 and recorded in Wayne County Deed Book 412, Page 806, granted and conveyed to Eric Karpeles and Michael F. Sell.

Parcel Two:

BEGINNING at a found railroad spike in the center of pavement of Legislative Route #63081, said spike being in the common boundary line separating lands of Harold L. and Jeanne G. Rutledge, his wife, (Deed Book 368 at page 373), with lands of Raymond Robert and Ada Cielo, his wife, (Deed Book 303 at page 485) and running thence south 06 degrees 28 minutes east a distance of 1,111.40 feet to a set iron rod; thence following a common boundary separating lands of Harold L. Rutledge and Jeanne Rutledge, his wife (Deed Book 368, page 373) with lands of Alfred and Harriet Rutledge (Deed Book 367, page 1104), south 83 degrees 24 minutes west a distance of 903.74 feet to an iron rod set in a barbed wire fence; thence north 16 degrees 21 minutes 17 seconds west following for the most part along an existing barbed wire fence, a distance of 792.33 feet to a railroad spike set in the center of pavement of Legislative Route Number 63081; thence along north 67 degrees 09 minutes 47 seconds east a distance of 87.96

feet along center of road to a common corner of lands of Karpeles and Sell, located on north side of Legislative Route # 63081; thence for the next three courses following said center of Legislative Route #63081, along property of said Karpeles and Sell; north 65 degrees 57 minutes 20 seconds east to center of roadway over an existing culvert, a distance of 95.87 feet; thence north 73 degrees 26 minutes 26 seconds east a distance of 268.22 feet; thence north 64 degrees 22 minutes 15 seconds east a distance of 137.83 feet to the southeast corner of lands now of Karpeles and Sell; thence north 61 degrees 35 minutes 25 seconds east a distance of 85.45 feet to a found railroad spike, the southwest corner of a 4.0 acre lot sold to Robert J. Provenzano in 1986 by Harold and Jeanne Rutledge, thence for next six courses following the southern boundary of the Provenzano lot, north 62 degrees 10 minutes 28 seconds east a distance of 13.56 feet; thence north 60 degrees 36 minutes 11 seconds east a distance of 101.93 feet; thence north 61 degrees 21 minutes 28 seconds east a distance of 94.93 feet; thence north 62 degrees 35 minutes 35 seconds east a distance of 94.65 feet; thence north 62 degrees 48 minutes 28 seconds east a distance of 72.29 feet; thence north 62 degrees 40 minutes 28 seconds east a distance of 42.70 feet to the point or place of BEGINNING.

CONTAINING 20.93 gross acres of land as surveyed by Eugene D. Fern, P.L.S., in 1986.

SEE Wayne County Map Book 60 at page 58.

SUBJECT TO the rights of public in and to the use of that portion of the 20.93 acre parcel which lies within the right-of-way of Legislative Route No. 63081.

THE above premises are designated as tax map number 07-0195-0055.0004 on the tax maps of Damascus Township, Wayne County, Pennsylvania .

BEING the same premises which Harold L. Rutledge and Jeanne G. Rutledge, his wife, by deed dated December 23, 1986 and recorded in Wayne County Deed Book 457, page 834 granted and conveyed to

Seized and taken in execution as property of:
David H. Solomon 4 Rue Chaptal
Paris FR 75009

Execution No. 342-Civil-2021
Amount \$1,165,599.3 Plus additional costs

February 2, 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.

Nicholas D. Gregory Esq.

3/25/2022 • 4/1/2022 • 4/8/2022

CIVIL ACTIONS FILED

*FROM FEBRUARY 26, 2022 TO MARCH 4, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE	DESCRIPTION	AMOUNT
2016-20516	STARRY DENNIS J	2/28/2022	SATISFACTION	—
2016-20516	STARRY ALLYN M	2/28/2022	SATISFACTION	—
2017-00272	ORTHOUSE EDWARD DOUGLAS	3/01/2022	REASSESS DAMAGES	19,232.33
2017-20664	POLLARD PAUL	3/03/2022	SATISFACTION	11,848.58
2018-20705	STARRY DENNIS J	2/28/2022	SATISFAC'J;ION	—
2018-20705	STARRY ALLYN M	2/28/2022	SATISFACTION	—
2019-20537	MEAD SYLINA	3/03/2022	WRIT OF EXECUTION	2,046.51
2019-20537	NBT BANK GARNISHEE	3/03/2022	GARNISHEE/WRIT EXEC	2,046.51
2021-00475	HOOVER GLENDA	3/02/2022	PRELIMINARY JUDGMENT	—
2021-20725	TELESE VALERIE	3/01/2022	DEFAULT JUDG ON REV.	2,323.28
2022-00084	COCKEREL KENNETH J	3/01/2022	QUIET TITLE	—
2022-20088	STARKS DEVEN RYAN	2/28/2022	JUDGMENT	1,672.75
2022-20089	SANDERSON JAMES	2/28/2022	JP TRANSCRIPT	5,276.97
2022-20089	QUICK CRYSTAL	2/28/2022	JP TRANSCRIPT	5,276.97
2022-20090	HUBBARD REGINALD W JR	3/01/2022	JUDGMENT	2,522.75
2022-20091	BENDER JENNIFER M	3/02/2022	MUNICIPAL LIEN	792.35
2022-20091	ROSENBERGER RALPH W	3/02/2022	MUNICIPAL LIEN	792.35
2022-20092	OHARA ALIDA	3/02/2022	MUNICIPAL LIEN	318.60
2022-20092	O'HARA ALIDA	3/02/2022	MUNICIPAL LIEN	318.60
2022-20092	OHARA KEVIN	3/02/2022	MUNICIPAL LIEN	318.60
2022-20092	O'HARA KEVIN	3/02/2022	MUNICIPAL LIEN	318.60
2022-20093	RICKERT TIMOTHY JOSEPH	3/03/2022	JUDGMENT	1,927.25
2022-20094	RICKERT TIMOTHY JOSEPH	3/03/2022	JUDGMENT	9,865.75
2022-40012	DICKERSON GREGGORY OWNER	2/28/2022	MECHANICS LIEN CLAIM	86,900.00
2022-40012	MCCURDY ANDREA OWNER	2/28/2022	MECHANICS LIEN CLAIM	86,900.00
2022-40013	MEYER JORDAN OWNER	P 3/01/2022	STIP VS LIENS	—
2022-40013	MEYER KATIE OWNER	P 3/01/2022	STIP VS LIENS	—
2022-40013	RG CONSTRUCTION & MASONRY CONTRACTOR	3/01/2022	STIP VS LIENS	—
2022-40014	CONWAY MARK J OWNER	P 3/02/2022	STIP VS LIENS	—
2022-40014	INTOCCIA RICHARD CONTRACTOR	3/02/2022	STIP VS LIENS	—



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

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00086	CAPITAL ONE BANK (USA) N A	PLAINTIFF	3/01/2022	—
2022-00086	YOO JEAN A	DEFENDANT	3/01/2022	—
2022-00093	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	3/04/2022	—
2022-00093	MANDEL JOSEPH A/K/A/	DEFENDANT	3/04/2022	—
2022-00093	MANDEL JOSEPH N	DEFENDANT	3/04/2022	—
2022-00095	CAPITAL ONE BANK (USA) N A	PLAINTIFF	3/04/2022	—
2022-00095	BLUFF JAMES R	DEFENDANT	3/04/2022	—
2022-00096	CAPITAL ONE BANK (USA) N A	PLAINTIFF	3/04/2022	—
2022-00096	ANTHONY STACY L	DEFENDANT	3/04/2022	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00082	LAKE WATAWGA HOMEOWNERS ASSOCIATION INC D/B/A	PLAINTIFF	2/28/2022	—
2022-00082	LAKEVIEW ESTATES HOMEOWNERS ASSOCIATION	PLAINTIFF	2/28/2022	—
2022-00082	DICICCO LAWRENCE J	DEFENDANT	2/28/2022	—
2022-00082	DICICCO NADINE	DEFENDANT	2/28/2022	—
2022-00092	LINDE GAS & EQUIPMENT INC FORMERLY PRAXAIR DISTRIB INC	PLAINTIFF	3/04/2022	—
2022-00092	ROCK LAKE INC	DEFENDANT	3/04/2022	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00087	MOHR GARY	PLAINTIFF	3/01/2022	—
2022-00087	MOHR BARRY	DEFENDANT	3/01/2022	—
2022-00087	SASALA CHERYL	DEFENDANT	3/01/2022	—
2022-00087	SASALA KEVIN	DEFENDANT	3/01/2022	—
2022-00094	KESSLER PAUL	PLAINTIFF	3/04/2022	—
2022-00094	KESSLER PAULINE	DEFENDANT	3/04/2022	—
2022-00094	HAWLEY AMBULANCE & RESCUE CO D/B/A	DEFENDANT	3/04/2022	—
2022-00094	LAKE REGION EMS	DEFENDANT	3/04/2022	—
2022-00094	ORCHARD MILLS INVESTMENT PROPERTIES LLC	DEFENDANT	3/04/2022	—
2022-00094	UTEQG AMY S	DEFENDANT	3/04/2022	—
2022-00094	UTEQG BRYAN ESTATE OF	DEFENDANT	3/04/2022	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00089	J G WENTWORTH ORIGINATIONS LLC	PLAINTIFF	3/01/2022	—
2022-00089	MALOY JAMES PHILLIP JR	PLAINTIFF	3/01/2022	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00088	ROGERS THOMAS	PLAINTIFF	3/01/2022	—
2022-00088	SANDY EDWARD INDIV AND T/D/B/A	DEFENDANT	3/01/2022	—
2022-00088	ED SANDY CUSTOM PAINTING	DEFENDANT	3/01/2022	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00091	WELLS FARGO BANK	PLAINTIFF	3/03/2022	—
2022-00091	REED KYLE	DEFENDANT	3/03/2022	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00084	TIGUE PATRICK A	PLAINTIFF	3/01/2022	—
2022-00084	COCKEREL KENNETH J	DEFENDANT	3/01/2022	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00090	WINDSOR-MOUNT JOY MUTUAL INS CO A/S/O	PLAINTIFF	3/02/2022	—
2022-00090	DUFFY CYNTHIA	PLAINTIFF	3/02/2022	—
2022-00090	THE HOME DEPOT INC	DEFENDANT	3/02/2022	—
2022-00090	ELECTROLUX HOME PRODUCTS INC D/B/A	DEFENDANT	3/02/2022	—
2022-00090	FRIGIDAIRE	DEFENDANT	3/02/2022	—

TORT — PREMISES LIABILITY

Case No.	Indexed Party	Type	Date	Amount
2022-00085	HANDLER MARY	PLAINTIFF	3/01/2022	—
2022-00085	WALMART INC	DEFENDANT	3/01/2022	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 14, 2022 TO MARCH 18, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
Kern Mary B	PNC Bank	South Canaan Township	
Kern Robert C	P N C Bank		50,000.00
Schesny John J	Rocket Mortgage Mortgage Electronic Registration Systems	Lake Township	317,500.00
Weber Carole G	Rocket Mortgage	Texas Township	
Weber Stephen L	Mortgage Electronic Registration Systems		101,500.00
Perunsky Igor	NBT Bank	Cherry Ridge Township	
Perunsky Maria	N B T Bank		205,000.00
Leap	Honesdale National Bank	Paupack Township	111,600.00
Mancino Allison Rachel	Fidelity Deposit & Discount Bank	Berlin Township	388,000.00
Forgione Victoria	Summit Mortgage Corporation Mortgage Electronic Registration Systems	Cherry Ridge Township	190,142.00
Sapolis Thomas James Jr	SWBC Mortgage Corp	Lake Township	
Cawley Amy Lisa	Mortgage Electronic Registration Systems S W B C Mortgage Corp		205,675.00
Tuttle Jessica	Dime Bank	South Canaan Township	125,000.00
Rivas Josefina	Semper Home Loans Inc Mortgage Electronic Registration Systems	Lake Township	148,000.00
Fine Joel A Aka	Luzerne Bank	Salem Township	285,000.00
Fine Joel Aka			
Fine Kelly S Aka			
Fine Kelly Aka			
Reed Kevin B	Mortgage Electronic Registration Systems	Texas Township	
Reed Tracy R	Amerisave Mortgage Corporation		133,000.00
Vanwagenen Legrande W Jr	Rocket Mortgage Mortgage Electronic Registration Systems	Lehigh Township	115,000.00
Grimes Robert J	Wells Fargo Bank	Prompton Borough	
Grimes Marcy			206,750.00
Beyhl Jospheh T	Teachers Federal Credit Union	Lake Township	
Beyhl Deborah M			264,000.00
Sweeney Kristen	Navy Federal Credit Union	Palmyra Township	
Schwartz John Paul			192,000.00
Beech Grove LLC	Honesdale National Bank	Texas Township 1 & 2	
Beech Grove L L C			376,000.00

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

Katz James R	Veterans Affairs	Damascus Township	
Katz Ashley Ward			12,794.02
McTiernan Michael J	Wayne Bank	Paupack Township	75,000.00
Hagenmeier Jeffrey	Wayne Bank	Preston Township	57,000.00
McGrath Brennan	Jeff Bank	Manchester Township	
Titus Karie			476,000.00
Tyson Andrew	Mortgage Electronic Registration Systems	Preston Township	
	Summit Mortgage Corporation		270,750.00
Stenten Deborah L	Picatinny Federal Credit Union	Lake Township	
Stenten Ronald F			195,000.00
Larsen Troy R	Mortgage Electronic Registration Systems	Lehigh Township	
	American Financial Resources Inc		81,987.00
Birkenmeier Marilyn	Mortgage Electronic Registration Systems	Lake Township	
	Nationstar Mortgage LLC		56,700.00
	Mr Cooper Nationstar Mortgage L L C		
Tucker Harold	Nationstar Mortgage LLC	Clinton Township	
Tucker Joanne	Mortgage Electronic Registration Systems		172,568.00
	Nationstar Mortgage L L C Mr Cooper		
Mather Mark	Mortgage Electronic Registration Systems	Lake Township	
Mather Linda	Rocket Mortgage		259,000.00
Robbins Robert	Mortgage Electronic Registration Systems	Salem Township	
Robbins Anne	Summit Mortgage Corporation		300,000.00
Shaffer Eroh G	FNCB Bank	Lake Township	
Shaffer Karen S	F N C B Bank	Lake & South Canaan Townships	250,000.00
		South Canaan Township South Canaan & Lake Townships	250,000.00
Donohue Sean E	FNCB Bank	Lehigh Township	
Donohue Rose M	F N C B Bank		71,000.00
Skinner Dawn E	FNCB Bank F N C B Bank	Prompton Borough	200,000.00
Carrero Luis A	Rocket Mortgage	Salem Township	
Cabello Carmen M	Mortgage Electronic Registration Systems		150,000.00
Rossignol Jeremy Adam	Housing & Urban Development	Lake Township	
Rossignol Dawn			9,477.06
Zimmerman Zachary R	Honesdale National Bank	Honesdale Borough	
Zimmerman Twila J		40,000.00	
Dennis Gary Russell	Honesdale National Bank	Lake Township	30,000.00
Conway Joseph	TD Bank	Paupack Township	
Conway Wanda A	T D Bank		230,000.00

Chervenak Tanya N	Guild Mortgage Company LLC	South Canaan Township	
Vadella Daniel E	Guild Mortgage Company LLC		242,673.00
	Mortgage Electronic Registration Systems		
Dimanno Francis Paul	Mortgage Electronic Registration Systems	Mount Pleasant Township	
	Summit Mortgage Corporation		647,200.00
Gillette William J	Quicken Loans	Clinton Township	
Gillette Deborah L	Mortgage Electronic Registration Systems		110,000.00
Gross Christine	Rocket Mortgage	Dreher Township	
Gross Paul	Mortgage Electronic Registration Systems		75,000.00
Schaffroth Christian C	Citizens Bank	Salem Township	
Schaffroth Jennifer			54,800.00
Orinick Joseph R	PNC Bank	South Canaan Township	
	P N C Bank		50,000.00
Stinavage John Aka	PSECU	Dyberry Township	
Stinavage John M Aka	P S E C U		100,000.00
Stinavage Erin Elizabeth Aka			
Stinavage Erin E Aka			
Sider Matthew Jordan Aka	Trumark Financial Credit Union	Lake Township	
Sider Matthew J Aka			91,500.00
Sider Nicholas M			
Hayes Donovan J			
Hayes Victoria L			
Sutton Ashley	Summit Mortgage Corporation	Hawley Borough	
Suttonwalker Joseph	Mortgage Electronic Registration Systems		181,649.00
Walker Joseph Sutton			
Smith Matthew Jude	NBT Bank	Honesdale Borough	
Smith Michele Elaine	N B T Bank		120,000.00
Gilbert Matthew J	Wayne Bank	Berlin Township	
Mousley Ellen M			35,000.00
Gilbert Ellen M			
Rosania Christie	Wayne Bank	Honesdale Borough	44,500.00
Fuller Van E	Wayne Bank	Damascus Township	
Fuller Lona M			20,000.00
Gager William E	Honesdale National Bank	Damascus Township	
Gager Pamela			153,000.00
Tomlinson James	Mortgage Electronic Registration Systems	South Canaan Township	
	Mortgage Research Center		271,095.00
	Veterans United Home Loans		
Mottola Joseph	Mortgage Electronic Registration Systems	Damascus Township	
	Summit Mortgage Corporation		478,400.00

DEEDS

Decastro Leyda	Perunsky Igor Perunsky Maria	Cherry Ridge Township Lot 1
Inner Circle LLC	Hideout Cabin LLC	Lake Township
Inner Circle L L C	Hideout Cabin L L C	
Inner Circle LLC	Brave Properties LLC	Salem Township
Inner Circle L L C	Brave Properties L L C	
Kostige Irene By Af	Leap	Paupack Township
Kutz Nancy Af		
Thomas David L III	Thomas David L III	Paupack Township
Kilgour Joanne C		Lot 14 A
Robbin Robert S	Robbin Robert S Tr	Damascus Township
Murphy Jean	Robert S Robbin Revocable Trust Murphy Jean Tr Jean Murphy Revocable Trust	
Soete Bernard	Bagdasaryan Robert	Lake Township
Soete Arlene		Lot 3756
Hardy Susan D	Foster Kevin David	Lake Township
Nielsen Niel	Foster Christine Michelle	
Steiger Larry	Bagdasaryan Sergey	Lake Township
Steiger Jill		Lot 3271
Steiger Alysa		
Furman Alysa		
Steiger Alan		
Eltz Carol	Stull Tyler	Preston Township
Haynes Carol Eltz	Stull Aleia	
Haynes Darl		
Strzeszewski Leonard M	Strzeszewski Leonard M	Salem Township
Strzeszewski Deborah J		Lot 715
Wayne County Tax Claim Bureau	Blose Rod	Dreher Township
Jones Charles A Jr	Colford Kathy	
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township
Spadone Anthony S		
Spadone Norma		
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township
Church Of Unity & Life		
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township
Direct Homes Inc		
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township
Zsondolotz Inc		
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township
Vicuna Martha J		
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township
Gordon Arnold		
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township
Sperry Homes LLC		
Sperry Homes L L C		
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township
Monko Lucille A		

Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township	
Sperry Homes LLC			
Sperry Homes L L C			
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township	
Sperry Homes LLC			
Sperry Homes L L C			
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township	
Sperry Homes LLC			
Sperry Homes L L C			
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township	
Zigman Robert			
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township	
Sperry Homes LLC			
Sperry Homes L L C			
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township	
Chaudhary Kharayat Hussain			
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township	
Bozhkov Valeriy			
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township	
Laro Mark Anthony			
Wayne County Tax Claim Bureau	Sales Alessandro Barbosa	Lake Township	
Burke Felton			
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township	
SFS Group Limited Partnership			
S F S Group Limited Partnership			
Wayne County Tax Claim Bureau	Freitas Properties	Lake Township	
Canales Ricardo			
Spuhler John A	Mancino Allison Rachel	Berlin Township	
Spuhler Cindi			
Meilak Anthony	Nine Two S	Lake Township	
Williams Christopher			Lot 2894
Marsh Ahmal			
Quigua David			
Tigue Thomas	Forgione Victoria	Cherry Ridge Township	
Tuttle Duane	Tuttle Jessica	South Canaan Township	
Bollenbach Richard A	Sapolis Thomas James Jr	Lake Township	
	Cawley Amy Lisa		
Roveda Harold L	Rivas Josefina	Lake Township	
Molzon Janet L			Lot 3757
Schuetz Alan L Sr	Greenrock Properties	Mount Pleasant Township	
Schuetz Eileen			
Suhosky Robert J	Cherry Ridge Realty Inc	Cherry Ridge Township	Lot A
Hansen Mark P	Maher Pamela C	Lehigh Township	
Hansen Penny S	Starke Kevin B		Lot 357
Edwards Janet Lee	Coots Kimberly Sue	Salem Township	
Wayne County Tax Claim Bureau	Hamer Joseph Jr	Lehigh Township	
Papadopoulos Anastasios			
Papadopoulos Eva			

Wayne County Tax Claim Bureau Papadopoulos Anastasios Papadopoulos Eva	Hamer Joseph Jr	Lehigh Township	
Wayne County Tax Claim Bureau Waldron John P	Burton Maurice Davon	Lehigh Township	
Molloy Donald K Exr Molloy Frances Est Aka Molloy Frances Sarah Est Aka Molloy Frances S Est Aka	Beyhl Joseph T Beyhl Deborah M	Lake Township	Lot 3156
Wayne County Tax Claim Bureau Burroughs Robert J Burroughs Faith Ann	Mercado Alex	Manchester Township	
Wayne County Tax Claim Bureau Burroughs Robert J Burroughs Faith Ann	Mercado Alex	Manchester Township	
Wayne County Tax Claim Bureau Alioto Autum Alioto John	Bisono Apolinar Bisono Ramona	Paupack Township	
Wayne County Tax Claim Bureau Sozzani Joseph R	Bisono Apolinar Bisono Ramona	Paupack Township	
Wayne County Tax Claim Bureau Arbona Rodney J	KOLIBRII LLC K O L I B R I I L L C	Paupack Township	
Wayne County Tax Claim Bureau Ulrich Cheryl Lynn	KOLIBRII LLC K O L I B R I I L L C	Paupack Township	
Wayne County Tax Claim Bureau Sherwin Mark	Sales Alessandro Barbosa	Paupack Township	
Wayne County Tax Claim Bureau Mestecky Frank Mestecky Joan	Sales Alessandro Barbosa	Salem Township	
Wayne County Tax Claim Bureau Blasi John S Blasi Denise M	Sales Alessandro Barbosa	Salem Township	
Wayne County Tax Claim Bureau Title Search Specialists LLC Title Search Specialists L L C	Bravovillagomez Emma G Villagomez Emma G Bravo	Salem Township	
Wayne County Tax Claim Bureau Bassett Charles J Bassett Margaret E	KOLIBRII LLC K O L I B R I I L L C	Sterling Township	
Wayne County Tax Claim Bureau Elfriede Wegener Trust	Frers Kenneth	Sterling Township	
Wayne County Tax Claim Bureau MTS Investments LLC M T S Investments L L C	KOLIBRII LLC K O L I B R I I L L C	Sterling Township	
Sweeney Kristen Milks Carl J By Agent Milks Marianne Kuiper By Agent Barna Nicholas A Agent	Sweeney Kristen Schwartz John Paul Beech Grove LLC	Palmyra Township Texas Township 1 & 2 Beech Grove L L C	Lot 49

Fricker Donna Marsh Penny Bush Bush Peggy Bush Matthew	Fricker Donna Marsh Penny Bush Peggy Bush Matthew Bushwilliams Julie Williams Julie Bush	Scott Township	Lot 5
Tyson Andrew Tyson Ronda R	Tyson Andrew	Preston Township	
Miller Randy S Tr Miller Julie Ann Tr	Miller Randy S Tr Miller Julie Ann Tr	Lake Township Lake & South Canaan Townships	
Miller Living Trust	Miller Living Trust	South Canaan Township South Canaan & Lake Townships	
Miller Randy S Tr Miller Julie Ann Tr	Hobbs Willard Sidney III Hobbs Madeline Rose Miller	Lake Township Lake & South Canaan Townships	
Miller Living Trust		South Canaan Township South Canaan & Lake Townships	
Suvalic Sejad Suvalic Nermina	Suvalic Sejad Suvalic Nermina	Paupack Township	
Evarts Carl	Evarts Norman Evarts Eugenia	Salem Township	
Taglieber Ulrich Goose Pond Road Well Company	San Nazzaro Anthony Sannazzaro Catherine	Paupack Township	
Prism Homes LLC Prism Homes L L C	Siracusa Jeremy	Lake Township	Lot 4195
Santarsiaro Patricia C Aka Santarsiero Patricia C Aka	Vella Anthony Vella Maria	Lake Township	Lot 3628
Serafino Richard J Serafino Carol	Larsen Troy R	Lehigh Township	Lot 21
Hatton Kathleen J	Otlowski Stanley Otlowski Suzanne	Paupack Township	Lot 9
Kutcher Kimberly B Kutcher Courtney L Kutcher Kevin R Kutcher Robert Kutcher Barbara	Duffy Raymond Duffy Susan	Lake Township	Lot 3658
Donnelly Kellie	Mather Mark Mather Linda	Lake Township	Lot 4302
Moyer Dennis L Moyer Cathryn L	Robbins Robert Robbins Anne	Salem Township	Lot 647
Gavilanes William Gavilanes Yuviry	Liriano Luis Domingo Castillo Flores Diana Tapia	Lake Township	Lot 3643
Cosgrove Carol A	Cosgrove John W	Lake Township	Lot 1298
Knecht Timothy W J Knecht Jodi R	Chervenak Tanya N Vadella Daniel E	South Canaan Township	
Feldman George	Dimanno Francis P	Mount Pleasant Township	

McCormick Margaret Exr	O'Neill Robert G	Mount Pleasant Township	
O'Neill Francis Exr	O'Neill Kathryn E		Lot 3
O'Neill Marjorie M Est			
Hanley Laurie E Aka	Schubert Martin	Dreher Township	
Stookey Laurie E Aka			Lot 9
Strazzeri Annetta L Exr	Strazzeri Annetta L	Salem Township	
Strazzeri Carmen Jest			Lot 3
Gordon Christopher	Giordano Stephen Tr	Salem Township	
Gordon Patricia	Christopher E Gordon Irrevocable Trust		Lot 370
Gordon Jennifer	Patricia Gordon Irrevocable Trust		
Gallo Salvatore P	Harvey Jennifer	Lehigh Township	
Harvey Jennifer			
Samsell Morgan Mccall	Sutton Ashley	Hawley Borough	
	Suttonwalker Joseph		
	Walker Joseph Sutton		
Radell Mary Lou	Smith Matthew Jude	Honesdale Borough	
	Smith Michele Elaine		
Red Hound	Piatak Brian J	Clinton Township 2	
	Piatak Jessica L		Lot 2a
Piatak Brian J	Piatak Brian J	Clinton Township 2	
Piatak Jessica L	Piatak Jessica L		Lot 3 R
Piatak Brian J	Red Hound	Clinton Township 2	
Piatak Jessica L			Lot 3 A
Red Hound	Red Hound	Clinton Township 2	Lot 2 R
Downton Jack	Downton Jordon C	Starrucca Borough	
Downton Kathryn D	Downton Mary Ann		
Yanakis George Exr	Cheng Bernice	South Canaan Township	
Yanakis John Est	Cheng Yunlai		
Yanakis Christina			
Elmore Joan D	Tomlinson James	South Canaan Township	Lot 30
Sauter Rachel Dianna	Batzel Michael	Lake Township	
Batzel Rachel Dianna	Batzel Rachel Dianna		
Thomas William R	CWAGS Realty Associates	Buckingham Township	
Thomas Gina Marie	C W A G S Realty Associates		
Pritchard Norma Est	Kellerman Joanne	Dyberry Township	
Kellerman Joanne Exr	Kellerman Craig	Dyberry & Lebanon Twps	
Kellerman Joanne	Pritchard Ronald J	Lebanon Township	
Kellerman Craig		Lebanon & Dyberry Twps	
Pritchard Ellen Mary			
Pritchard Richard W			
Pritchard Ronald J			
Pritchard Gina M			
Zawislak Susan M	Strada Edward E Jr	Salem Township	
Orsini Albert	Mottola Joseph	Damascus Township	
Orsini Jeanette B			Lot 7

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
March 28, 2022–April 1, 2022

Monday, March 28, 2022

9:00 AM

Larssen v. Larssen 379-2018-JUDG
Hearing on Petition for Arrest Warrant
DeLuca/Pro Se

10:00 AM

Civil Rules
493-2019-CV Discover Bank v. Stamets Winograd/Pro Se
589-2019-CV Duncan v. Huckabee Pro Se/ Pro Se
548-2019-CV Midland v. Corea Santucci/Pro Se
558-2019-CV Discover v. Hancock Dougherty/Pro Se
600-2019-CV Starky v. Allsop Pro Se/ Pro Se
604-2019-CV Baer v. Cosica Pro Se/ Pro Se
640-2019-CV Pennymac v. Cartwright Kobeski/Pro Se
1-2020-CV Hall v. Pizzo Murphy/Pro Se
81-2019-CV Lakeview v. Koczon & Cain Nixon/Pro Se
601-2019-CV Wells fargo v. Busedu Bates/Pro Se
618-2019-CV Barmonte v. Davis & Hubert Pro Se/ Pro Se
42-2020-CV Adams v. Ambrosino Jennings/Pro Se
11-2020-CV Community Bank v. Tucker Sheils/Pro Se
41-2020-CV Carney v. Lamas Pro Se/ Pro Se
60-2020-CV Absolute Resolutions v. Bollinger Cawley/Pro Se
105-2020-CV Niles v. D&D Homes Howell/Pro Se

10:30 AM

Estate of Bullis v. Dufton 32-2021-CV
Argument on Defendant's motion to strike and/or Open Default Judgment
Leeson/T.Farley

1:00 PM

Dependency
1:00 Permanency Review 30-2021-DP S. G. Rechner/Ellis/Burlein/Martin II
1:30 (Juvenile Court Hearing Officer) Permanency Review 25-2021-DP B.B.
Rechner/Collins/Weed/Campbell continued
2:00 (Juvenile Court Hearing Officer) Permanency Review 32-2014-DP D.B.
Rechner/Collins
2:30 Permanency Review 12-2021-DP R.S. Rechner/Henry/Burlein/Martin II/
3:00 Goal Change 55-2020-DP J. B. Rechner/Martin II/ Henry/Ellis

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
March 28, 2022–April 1, 2022

Tuesday, March 29, 2022

9:00 AM
IN re: Wayne County Tax Claim Bureau 58-2022-CV
Schloesser

9:30 AM
Sulzer v Lekner 234-2021-cv
Pl's Mtn for Summary Judgment and Def's Motion for Declaratory Judg
Minora/Rechner

1:00 PM
Dependency
1:00 (Judge) 4-2021-DP Permanency Review P.O. Rechner/Collins/Burlein
1:30 (Judge) 31-2020 & 1-2022-DP Permanency Review B.S. & J. S.
Rechner/Henry/Burlein/Martin II
2:00 25-2020-DP Permanency Review B.Y. Rechner/Henry/Martin II/Burlein
2:30 24-2021-DP Permanency Review A.K. Rechner/Martin II/ Ellis
3:00 4-2022-DP Disposition K.S.Rechner/Martin II/Collins/Burlein

Wednesday, March 30, 2022

9:00 AM
IN Re: Estate of DeFelice 91-2021-OCD
review hearing
Bugaj/O'Malley/Schloesser

10:00 AM
In Re: A.J.K. 6-2022-AD
Petition to Confirm Consent
Ellis

10:30 AM
In Re: Estate of Stezar 15-2022-OCD
Rule on Petition to appoint administrator of Estate
Munley

11:00 AM
Esposito v. The Hideout 34-2021-CV
Argument on Plaintiff's motion to strike Defendant's objections to Written
Discovery and Compel Full and Complete Answers
Zimmer/Scaggs/Farrell/Carey/Boland

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
March 28, 2022–April 1, 2022

1:00 PM
In re: KV and KV 7-2021 and 8-2021-AD
Adoption
Anderson/

Thursday, March 31, 2022

9:00 AM
In Re: M.K.M 1-2022-AD
TPR of DAD
Buscarini/Campbell-For Child

9:30 AM
Brennan v. Lather 298-2021-CV
Hearing on Ejectment and damages
Bugaj/Moulton

1:00 PM
In Re: Van Tine 65-2017-OCD
Hearing on Petition for recession of appointment of guardians and
appointment of substitute guardian
Henry

Friday, April 1, 2022

9:00 AM
Trainor v. Trainor 395-2020-DR & 431-2020-DR
395-2020-DR-Petition for Exclusive Possession of Marital Residence; 431-
2020-DR- Petition to modify Existing support order & new matter
Barrasse/Campbell

10:00 AM
In Re: Joint Petition of J.G. Wentworth Originations, LLC and James Phillip
Maloy, Jr. 89-2022-CV
Hearing on Petition to transfer structured settlement payments
Maro

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 28, 2022–April 1, 2022

Monday, March 21, 2022

Monday, March 28, 2022

9:00 AM

Arbitrations- Nick Barna, M.Farley, H.Rechner

357-2021-CV Citibank v. Olver Weinstein/Pro Se

361-2021-CV Hideout v. Heise Hoffman/Pro Se

371-2021-CV Midland v. Glackin Homoleski/Pro Se

120-2021-CV Stafford v. FCA US LLC Silverman/Rose

119-2021-CV Woodland v. Higgins-Lee T.Farley/Bugaj

329-2021-CV Kowalchik v. Opelek Pro Se/ Pro se

628-2019-CV Roskowski v. Black Martin II /Sheridan/

Tuesday, March 29, 2022

8:30 AM

Louis v. Silon 224-2020-DR

Primary Custody Trial

Bugaj/Campbell

1:00 PM - 2:30 PM

Commonwealth v. Justin Lee 164-2021-CR

Non-Jury Trial

DA/Burlein

Wednesday, March 30, 2022

9:00 AM

McDevitt v. Shafer 434-2014-DR

Custody Pre-Trial Conference

Pro Se/ Howells

9:00 AM

Central Court 3rd Floor Courtroom

9:15 AM

Grandy v. Redding 524-2021-DR

Custody Pre-Trial

Devita/Pro Se/Campbell

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 28, 2022–April 1, 2022

9:30 AM
Courtright v. Bolinger 547-2019-DR
Shared Custody Pre-Trial
Henry/Bugaj

9:30 AM
IN Re: D.R. 37-2019-JV
Placement Review Hearing
DA/Burlein

11:00 AM
COOP Meeting

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Commonwealth v. Kenneth Witkowski 213-2019-CR
Omnibus
DA/Bugaj

Thursday, March 31, 2022

9:00 AM
Extradition
Alix Binot

9:00 AM
Commonwealth Matters
Petition for Revocation of ARD 82-2021-CR Oldham, Bryant Farrell-
Sentencing 367-2021-CR Bunevitch, Anthony Burlein
Sentencing 364-2021-CR Post, Emily Swika Zimmerman
Sentencing 365-2021-CR Briggs, Alyssa Martin II
Sentencing 385-2021-CR Carney, Travis Martin II
Sentencing 384-2021-CR Santos, Wilfredo Rogen
Sentencing 396-2021-CR Washington, Ervin Burlein
Sentencing 314-2021-CR Kizer, Cody Farrell
Sentencing 395-2020-CR Clinton, Sean Saurman
Sentencing 12,13,14,129-2021 & 10-2022-CR Marienschek, Brandy Martin II
Sentencing 378 & 410-2021-CR Struble, Grant Martin II
Petition for Violation of Parole 382-2020-CR Kresge, Stephanie Farrell
Sentencing 357-2021-CR Curtis, Jamie Francis
Bench Warrant Return 111-2021-CR Bryant, Thomas Pike

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 28, 2022–April 1, 2022

10:00 AM

Commonwealth v. Thomas Frisch 210-2020-CR; 208 & 209-2020-CR
Motion in Limine & Hearing on Commonwealth's Application for
Authorization for disclosure of Patient records; 208 & 209-2020-CR-
Hearing on Motion to Join for Trial.
DA/Kolcharno

1:00 PM

Commonwealth Matters
Probation Violation 285-2019 & 369-2019-CR Gioffre, Francesco Farrell
ARD 36-2022-CR Walczyk, Annie Mae Martin II
Guilty Plea 44-2021-CR Warnott, Charles Brown
Petition to Revoke Bail 390-2021-CR Delong, Alaura Burlein
Guilty Plea 111-2021-CR Fountain, Bridget Nicole Zimmerman
Petition to Revoke ARD 343-2021-CR Lucido-Balestrieri, Kyle Barr
Petition to Revoke Bail 52-2022-CR Delade, Donald F. Kolcharno

2:00 PM

Commonwealth v. Charlene Martinez 8-2021-CR
Non-Jury Trial
DA/Campbell

Friday, April 1, 2022

9:00 AM

PFA
Petition for Modification of a Temporary PFA 571-2021-DR Striffler
v. Tetkoski Campbell/Pro Se
Modification of PFA 547-2021-DR Neary v Gries Bugaj/Lenahan
PFA 108-2022-DR McCarthy v. Golden Thomas/Weed
PFA 100-2022-DR Mullican v. Curtis Pro Se/ Pro Se

10:00 AM

Dautch v. Dautch 412-2018-DR
Hearing on Plaintiff's petition to Terminate Spousal Support
Ellis/Bugaj

11:00 AM

Howell v Howell 558-2018-DR
Contempt
Bugaj/Farrell

1:00 PM

Bolles v Bolles 117-2022-dr
Petition for Special Relief
O'Hara/Martin

ARBITRATION CALENDAR

March 28, 2022–April 1, 2022

Friday, April 1, 2022

9:00 AM
Harsche v. Harsche 491-2014-DR
Divorce Conference (Zimmerman)
Santomauro/Nepa

9:30 AM
Dunaway v. Roskowski 115-2022-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

10:00 AM
Giordano v. Azevedo 119-2022-DR
Conciliation Conference (Karam)
Campbell/Pro Se

10:30 AM
Tolley v. White 503-2020-DR
Conciliation Conference (Karam)
Martin II/ Campbell

11:00 AM
Jandreau v. Manno 417-2017-DR
Conciliation Conference (Karam)
Campbell/Pro Se/ Ellis-GAL

11:30 AM
Marino v. Burton 58-2022-DR
Conciliation Conference (Karam)
Campbell/Rechner

1:00 PM
Verchuk v. Holloway a/k/a Griffin 179-2018-DR
Conciliation Conference (Karam)
Ellis/ Pro Se

1:30 PM
Rubio v. Knorr 127-2022-DR
Conciliation Conference (Karam)
Martin II/Pro Se

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