

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



June 2, 2023
Vol. 13, No. 14
Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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

Magisterial District Judges

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Jonathan J. Dunsinger

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Auditors

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Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Florence Lynda Utegg
AKA Florence L. Utegg AKA
Florence Utegg
Late of Lake Township
EXECUTRIX
Theresa B. Parrish
785 Bethany Turnpike
Honesdale, PA 18431
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

6/2/2023 • 6/9/2023 • 6/16/2023

ESTATE NOTICE

Estate of Daniel H. Cortese
AKA Daniel Cortese
Late of Palmyra Township
EXECUTRIX
Gail Fasshauer
1382 Beach Lake Highway
Beach Lake, PA 18405

ATTORNEY

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

5/26/2023 • 6/2/2023 • 6/9/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Patricia Ann Jung and Jennifer Stacey Iorio, Co-Executrixes of the Estate of Steven Jung a/k/a Steven Chung Wide Jung, late of Wayne County, Hawley, PA 18428, who died on March 29, 2023. 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-Executrixes Patricia Ann Jung and Jennifer Stacey Iorio, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/26/2023 • 6/2/2023 • 6/9/2023

ESTATE NOTICE

Estate of Mitchell J. Laabs
AKA Mitchell Laabs
Late of Palmyra Township
EXECUTOR
Thomas M. Schwartz
59 Vandine Road
Beach Lake, PA 18405
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/26/2023 • 6/2/2023 • 6/9/2023

ESTATE NOTICE

Estate of Anna T. Bonham
AKA Anna Bonham
Late of Bethany Borough
EXECUTOR
John R. Bonham, Jr.
197 Haines School Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/26/2023 • 6/2/2023 • 6/9/2023

ESTATE NOTICE

Estate of Theresa M. Cleary
Late of Waymart
EXECUTRIX
Elizabeth Hooper
410 North Street
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

5/26/2023 • 6/2/2023 • 6/9/2023

ESTATE NOTICE

Estate of Mary Ann Tomaine
Late of Waymart
EXECUTRIX
Margaret J. Worth
202 Escape Way
Greentown, PA 18426
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

5/26/2023 • 6/2/2023 • 6/9/2023

ESTATE NOTICE

Estate of Jane P. Clauss
AKA Jane Clauss AKA Jane Paula
Clauss
Late of Lake Township
EXECUTOR
Robert James Clauss
108 West Shore Drive
Lake Ariel, PA 18436
ATTORNEY
Patrick N. Coleman, Esquire
Tellie & Coleman, P.C.
310 East Drinker Street
Dunmore, PA 18512

5/19/2023 • 5/26/2023 • 6/2/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Albert
Dennis Ryan, Sr., a/k/a Albert D.
Ryan, a/k/a Albert Ryan, a/k/a
Albert William Ryan, who died
April 27, 2023, late resident of
Damascus Township, Wayne
County, PA to Albert Dennis Ryan,
Jr., a/k/a Albert Ryan, Jr. 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
Albert Dennis Ryan, Jr., a/k/a Albert
Ryan, Jr., Administrator, 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

5/19/2023 • 5/26/2023 • 6/2/2023

ESTATE NOTICE

Estate of Margaret Joan Murphy
AKA Margaret J. Murphy AKA
Margaret Murphy
Late of Lake Township
CO-EXECUTOR
Daniel J. Murphy
41 Wilson Terrace
Livingston, NJ 07039
CO-EXECUTRIX
Siobhan Megan Murphy
1047 The Hideout
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/19/2023 • 5/26/2023 • 6/2/2023

OTHER NOTICES

NOTICE

COURT OF COMMON PLEAS
WAYNE COUNTY, PA - CIVIL
DIVISION - LAW
No. 502-Civil-2022
MORTGAGE FORECLOSURE
ACTION

21ST MORTGAGE
CORPORATION, ASSIGNEE OF
TAMMAC HOLDINGS
CORPORATION
Plaintiff,

vs.

FRANK J. ROSES, As Mortgagor
and Real Owner
Defendant,

TO: FRANK J. ROSES

BY ORDER DATED January 6,
2023, THE WAYNE COUNTY

COURT OF COMMON PLEAS
ENTERED AN ORDER
AUTHORIZING 21st
MORTGAGE CORPORATION,
TO SERVE YOU BY
PUBLICATION.

You are hereby notified that real estate in which you have an interest located at 111 White Birch Lane, being Lot 4 in Hemlock Forest Estates, Lake Ariel, Wayne County, Pennsylvania is scheduled to be sold at a Sheriff's Sale on **August 2, 2023 at 10:00 A.M.** in the third floor Conference Room of the Wayne County Courthouse, Honesdale, PA, to enforce the court judgment of \$43,267.14, plus interest from February 28, 2023 and costs of this proceeding, obtained by 21st MORTGAGE CORPORATION. A schedule of distribution will be filed by the Sheriff on or about September 2, 2023, and distributions will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days from the date of filing. A description of the property being sold is set forth below as follows:

ALL THAT CERTAIN parcel of land located in Lake Township, Wayne County, Pennsylvania, described as follows:

BEING Lot Number 4, containing 2.21 acres, as shown on map of Hemlock Forest Estates dated January 7, 1991, prepared by James G. Hinton, P.L.S. and recorded in the Wayne County Recorder of Deeds Office in Map Book 75, Page 77.

Subject to any and all easements and restrictions as may appear in the chain of title.

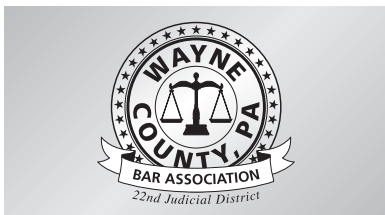
Being Wayne County Tax Map No. 12-0-0067-0004

Also containing a 2005 Entertainer Mobile Home which has been permanently affixed to the land.

BEING THE SAME PREMISES which Roger C. Altemier and Ruth Altemier, husband and wife, and Donald Chapman and Hilda Chapman, husband and wife, by Deed dated September 25, 2000, and recorded on September 28, 2000, in the office for the recording of Deeds, in and for the County of Wayne at Deed Book Volume 1694, Page 0252, granted and conveyed unto Frank J. Roses and Mary Ann Roses, Husband and Wife. The said Mary Ann Roses having departed this life on the 20th day of June, 2011, thereby vesting title to the premises solely in Frank J. Roses, by operation of law.

Kellie Rahl-Heffner, Esquire
Attorney for Plaintiff
Attorney I.D. No. 200962
33 S. 7th Street, PO Box 4060
Allentown, PA 18105-4060
(610) 820-5450

6/2/2023



ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed for **DEJA WOODS INC** with the Commonwealth of Pennsylvania. The address of the registered office is 211 Elizabeth St., Hawley PA 18428 in Wayne County. This corporation is incorporated under the provisions of the Business Corporation Law of 1988, as amended.

6/2/2023

NOTICE OF FILING OF SHERIFF'S SALES

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

SHERIFF'S SALE JUNE 14, 2023

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 14th day of June, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land, situate in the Township of Preston, County of Wayne and

State of Pennsylvania, bounded and described as follows:

BEGINNING at the point on the centerline of the road leading from Lakewood to Lake Como; thence North 19 ½ degrees West 28 ½ feet to an iron stake; thence South 73 degrees West 148.8 feet to an iron stake; thence South 14 degrees East 206 feet to an iron stake; thence North 77 degrees East 21 ½ feet to an iron stake; thence South 5 degrees East 93 1/2 feet to the centerline of the aforesaid public road; thence in a northeasterly direction along the centerline of the said road 158 ½ feet to the place of beginning/ Containing one and one one hundredths acres of land, be the same more or less.

THE above description includes all of the above mentioned parcel of land and is take from a survey of the land made by F.L. Bencotter, C.E., on June 27, 1935.

Tax Map No.: 20-0-0010-0031.-

ALL that certain piece or parcel of land situate in the Township of Preston, Wayne County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the Lake Como Road, the southeast corner of lands of the Lakewood Methodist Episcopal Church; thence north fourteen degrees and thirty minutes west ninety-three and five tenths feet along the eastern line of the said church property and passing west of the wall of a large spring;

thence north seventy-seven degrees thirty minutes east twenty-seven and one half feet along land now or formerly of N.C. Phillips; thence south twelve degrees thirty minutes east ninety-three and five tenths feet along said Phillips; thence south twelve degrees thirty minutes east ninety-three and five tenths feet along said Phillips land to the center of the aforementioned Lake Como Road; and thence in a westerly direction along the center of the said road about twenty-seven and one half feet to the place of Beginning. Containing 2,571 square feet of land.

Tax Map No.: 20-0-0010-0030.-

BEING KNOWN AS: 1471 CROSSTOWN HIGHWAY, LAKEWOOD, PA 18439

PROPERTY ID NUMBER: 20-0-0010-0031.- and 20-0-0010-0030.-

BEINGt THE SAME PREMISES WHICH WILLIAM P. MCGRAW AND BEVERLY A. MCGRAW, HIS WIFE BY DEED DATED 11/5/1993 AND RECORDED 11/9/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 871 AT PAGE 70, INSTRUMENT #009832, GRANTED AND CONVEYED UNTO WILLIAM R. LLEWELLYN AND MARIUM LLEWELLYN, HIS WIFE.

Seized and taken in execution as property of:
Marium Llewellyn 230 Williams Street HAWK SPRINGS WY 82217

William R. Llewellyn 230
Williams Street HAWK SPRINGS
WY 82217
Execution No. 169-Civil-2020
Amount \$56,896.92 Plus additional
costs

March 20, 2023
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Danielle DiLeva Esq.

5/19/2023 • 5/26/2023 • 6/2/2023

**SHERIFF'S SALE
JUNE 28, 2023**

By virtue of a writ of Execution instituted by: Bank of American, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be

exposed to Public Sale, on Wednesday the 28th day of June, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF LEHIGH IN THE DEVELOPMENT OF POCONO RANCHETTES, INC., COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, TO WIT:

BEING LOT NO. 5, BLOCK A OF SECTION NO. 1 AS SHOWN ON THE SURVEY AND ORIGINAL PLAN OF POCONO RANCHETTES, INC., WAYNE COUNTY, PENNSYLVANIA, MADE BY A REGISTERED SURVEYOR AND OF RECORD IN THE RECORDER OF DEED'S OFFICE OF WAYNE COUNTY, PENNSYLVANIA IN MAP BOOK 13 PAGE 114, REFERENCE BEING MADE THERETO FOR A MORE PARTICULAR DESCRIPTION OF THE LOT OR LOTS HEREINBEFORE DESCRIBED AND HEREIN CONVEYED.

Parcel #: 14.0.0028.0088

Being known as: 16 Ute Path, FKA 5 Ute Path, Gouldsboro, Pennsylvania 18424.

Title to said premises is vested in John Toryak, Jr. by deed from John

Toryak and Donna M. Toryak dated October 1, 1990 and recorded April 20, 1994 in Deed Book 0924, Page 0135 Instrument Number 002991. The said John Toryak, Jr. died on August 26, 2018. Administration were granted to Damian J. Toryak, nominating and appointing him as the Administrator of the Estate of John Toryak, Jr.

Seized and taken in execution as property of:
Damian J. Toryak, Administrator of the Estate of John Toryak Jr. 16 Ute Path FKA 5 Ute Path GOULDSBORO PA 18424

Execution No. 376-Civil-2022
Amount \$49,249.34 Plus additional costs

May 23, 2023
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.
Christine L. Graham, Esq.

6/2/2023 • 6/9/2023 • 6/16/2023

**SHERIFF'S SALE
JUNE 28, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of June, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel and tract of land situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, described as follows:

BEING Lot No. 13, Section 2, Wallenpaupack Lake Estates, as recorded in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plot Book Number 14, Page 17.

KNOWN as Lot 31, Section 2, Wallenpaupack Drive, Wallenpaupack Lake Estates, Wayne County, PA.

SUBJECT to the same conditions, exceptions, restrictions and

reservations as are contained in prior deeds forming the premises' chain of title.

The Right of First Refusal as held by the Wallenpaupack Lake Estates Property Owner's Association, has been waived as to Lot 31, Section 2, regarding this conveyance in the Grantees herein.

PARCEL # 19-0-0029-0137

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1180 Wallenpaupack Drive, Lake Ariel, PA 18436

BEING THE SAME PREMISES which Jason C. Poirier and Lynn M. Poirier, husband and wife, by Deed dated April 30, 2007 and recorded June 13, 2007 in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania in Book 3314, Page 172, Instrument Number 200700006195 granted and conveyed unto Robert D. King, single and Milissa L. King, single, as Joint Tenants with Right of Survivorship, in fee.

Seized and taken in execution as property of:
Milissa L. King 1180

Wallenpaupack Drive LAKE
ARIEL PA 18436

Execution No. 620-Civil-2022
Amount \$125,867.52 Plus
additional costs

April 3, 2023
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Christopher DeNardo Esq.

6/2/2023 • 6/9/2023 • 6/16/2023

CIVIL ACTIONS FILED

FROM APRIL 29, 2023 TO MAY 5, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1997-20807	CAREY MARION T	5/01/2023 1: 57	SATISFACTION	—
1998-20750	CAREY MARION T	5/01/2023 1:57	SATISFACTION	—
2010-20303	HEDLUND RONALD	5/02/2023 9:11	SATISFACTION	1,637.09
2010-20361	BRUSEGARD TOBIAS	5/02/2023 9:11	SATISfACTION	508.94
2010-20365	KORO FINANCIAL LLC	5/02/2023 9:11	SATISFACTION	1,077.99
2010-21797	KORO FINANCIAL LLC	5/02/2023 9:11	SATISFACTION	431.60
2010-21798	HEDLUND RONALD	5/02/2023 9:11	SATISFACTION	437.70
2011-20213	BRUSEGARD TOBIAS	5/02/2023 9:11	SATISFACTION	694.60
2012-20837	VICUNA MARTHA	5/02/2023 9:11	SATISFACTION	409.82
2013-21032	VICUNA MARTHA	5/02/2023 9:11	SATISEACTION	1,047.30
2013-21541	METZGER DENNIS	5/02/2023 9:11	SATISFACTION	465.75
2014-20631	METZGER DENNIS	5/02/2023 9:11	SATISFACTION	527.16
2019-00140	HOLEVINSKI JACOB	5/02/2023 12:13	WRIT OF EXECUTION	2,646.16
2019-00140	HONESDALE NATIONAL BANK GARNISHEE	5/02/2023 12:13	WRIT EXEC/GARNISHEE	—
2019-40002	MCNAMARA SHANE, PATRICK	5/01/2023 3:24	WITHDRAW CLAIM LIEN	—
2022-00075	MECCA WILLIAM JR	5/05/2023 1:10	DEFAULT JUDGMENT	172,665.08
2022-00075	MECCA WILLIAM JR	5/05/2023 1:36	WRIT OF EXECUTION	172,665.08
2022-00163	BRIAR HILL SOUTH ASSOCIATION	5/04/2023 1:22	SUMMARY JUDGMENT	—
2022-00163	DUPHINEY JOHN PAUL	P 5/04/2023 1:22	SUMMARY JUDGMENT	—
4022-00163	DUPHINEY GERARD'	P 5/04/2023 1:22	SUMMARY JUDGMENT	—
2022-00163	DUPHINEY GLENN	P 5/04/2023 1:22	SUMMARY JUDGMENT	—
2022-00163	RUSS DEBORAH	P 5/04/2023 1:22	SUMMARY JUDGMENT	—
2022-00199	COLE RICHARD	5/05/2023 11:57	DEFAULT JUDGMENT	16,001.73
2022-00336	RUSU PETRICA	5/05/2023 11:45	DEFAULT JUDGMENT	7,448.56
2022-00450	MICHAUD ERIC	5/02/2023 11:58	CONSENT JUDGMENT	1,965.02
2022-00464	SIMMONS LEE'IN HIS CAPACITY AS HEIR OF GAYLE R SIMMONS	5/02/2023 1:29	DEFAULT JUDG IN REM	112,894.52
2022-00464	KILLE SHIRLEY IN HER CAPACITY AS HEIR OF GAYLE R SIMMONS	5/02/2023 1:29	DEFAULT JUDG IN REM	112,894.52
2022-00464	SIMMONS COLIN IN HIS CAPACITY AS HEIR OF GAYLE R SIMMONS	5/02/2023 1:29	DEFAULT JUDG IN REM	112,894.52
2022-00464	UNKOWN HEIRS SUCCESSORS ASSIGN & ALL PERSONS FIRMS OR ASSOC	5/02/2023 1:29	DEFAULT JUDG IN REM	112,894.52
2022-00464	SIMMONS LEE IN HIS CAPACITY AS HEIR OF GAYLE R SIMMONS	5/02/2023 1:48	WRIT OF EXECUTION	112,894.52
2022-00464	KILLE SHIRLEY IN HER CAPACITY AS HEIR OF GAYLE R SIMMONS	5/02/2023 1:48	WRIT OF EXECUTION	112,894.52
2022-00464	SIMMONS COLIN IN HIS CAPACITY AS HEIR OF GAYLE R SIMMONS	5/02/2023 1:48	WRIT OF EXECUTION	112,894.52
2022-00464	UNKOWN HEIRS SUCCESSORS ASSIGN & ALL PERSONS FIRMS OR ASSOC	5/02/2023 1:48	WRIT OF EXECUTION	112,894.52

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

2022-00477	ROLLISON SALLY A/K/A	5/02/2023 2:29	DEFAULT JUDG IN REM	188,668.60
2022-00477	ROLLISON SALLY A IN HER CAPACITY AS EXECUTRIX	5/02/2023 2:29	DEFAULT JUDG IN REM	188,668.60
2022-00477	SCANLON ROBERT MICHAEL A/K/A	5/02/2023 2:29	DEFAULT JUDG IN REM	188,668.60
2022-00477	SCANLON MICHAEL IN HIS CAPACITY AS HEIR OF	5/02/2023 2:29	DEFAULT JUDG IN REM	188,668.60
2022-00477	ROLLISON SALLY A/K/A	5/02/2023 2:32	DEFAULT JUDG IN REM	188,668.60
2022-00477	ROLLISON SALLY A IN HER CAPACITY AS EXECUTRIX	5/02/2023 2:32	DEFAULT JUDG IN REM	188,668.60
2022-00477	SCANLON ROBERT MICHAEL A/K/A	5/02/2023 2:32	DEFAULT JUDG IN REM	188,668.60
2022-00477	SCANLON MICHAEL IN HIS CAPACITY AS HEIR OF	5/02/2023 2:32	DEFAULT JUDG IN REM	188,668.60
2022-00477	ROLLISON SALLY A/K/A	5/02/2023 2:40	WRIT OF EXECUTION,	188,668.60
2022-00477	ROLLISON SALLY A IN HER CAPACITY AS EXECUTRIX	5/02/2023 2:40	WRIT OF EXECUTION	188,668.60
2022-00477	SCANLON ROBERT MICHAEL A/K/A	5/02/2023 2:40	WRIT OF EXECUTION	188,668.60
2022-00477	SCANLON MICHAEL IN HIS CAPACITY AS HEIR OF	5/02/2023 2:40	WRIT OF EXECUTION	188,668.60
2022-00485	HANLEY JOSEPH	5/04/2023 11:05	SUMMARY JUDGMENT	9,247.24
2022-00502	ROSES FRANK J	5/01/2023 2:03	WRIT OF EXECUTION	43,267.14
2022-00518	WIREMAN COLLEEN	5/05/2023 2:42	DEF JDMT QUIET TITLE	—
2022-00520	TURNER BRIAN	5/02/2023 11:40	FINAL JUDGMENT	.00
2022-20599	HUCKABEE HENRY	5/02/2023 9:11	SATISFACTION	1,490.58
2023-00032	BALMER MATHEW	5/02/2023 11:47	DEFAULT JUDGMENT	1,409.65
2023-00045	COLPITTS MATTHEW	5/05/2023 12:54	DEFAULT JUDGMENT	2,242.27
2023-00063	QUALITY DESIGNER HOMES INC	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00063	STUBER COREY L	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00063	SUN AND SON TWO ZERO SIX C INC	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00063	FAIRLY LEGAL INC	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00063	HEINLEIN GEORGE	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00063	M G HOLDING USA LLC	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00063	PAT NOTO INC	5/02/2023 1:59	PRELIMINARY JUDGMENT	—
2023-00097	PAPALE KAREN	5/01/2023 2:57	DEFAULT JUDGMENT	12,959.74
2023-20140	HOMERS CONSTRUCTION INC A CORPORATION	5/02/2023 9:27	SATISFACTION	3,392.60
2023-20188	JACKSON BROOKE TAYLOR	5/01/2023 12:58	JUDGMENT	1,170.25
2023-20189	STOUT THEODORE	5/01/2023 2:37	TAX LIEN	11,912.92
2023-20189	STOUT BUSSING T/A	5/01/2023 2:37	TAX LIEN	11,912.92
2023-20190	LINTNER JEFFREY A	5/01/2023 2:57	TAX LIEN	8,362.75
2023-20191	APPLE CREEK LANDSCAPING LLC	5/01/2023 2:57	TAX LIEN	8,437.40

2023-20192	CUTLER JAMES K	5/02/2023 9:26	FEDERAL TAX LIEN	32,754.52
2023-20192	CUTLER STEFANIE	5/02/2023 9:26	FEDERAL TAX LIEN	32,754.52
2023-20193	SHANEWOLF CARL	5/04/2023 3:11	JP TRANSCRIPT	12,192.25
2023-40019	PUTNEY JENNIFER OWNER	P 5/01/2023 3:17	WAIVER OF LIENS	—
2023-40019	PARAGON MASONRY & EXCAVATING CONTRACTOR	5/01/2023 3:17	WAIVER OF LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00218	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	5/03/2023	—
2023-00218	KULICK JOSHUA	DEFENDANT	5/03/2023	—
2023-00218	KULICKS HANDYMAN SERVICE LLC A/K/A	DEFENDANT	5/03/2023	—
2023-00218	KULICKS HANDYMAN SERVICE	DEFENDANT	5/03/2023	—
2023-00219	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	5/03/2023	—
2023-00219	TALLMAN NEIL A/K/A	DEFENDANT	5/03/2023	—
2023-00219	TALLMAN NEIL J	DEFENDANT	5/03/2023	—
2023-00220	CAVALRY SPV I LLC	PLAINTIFF	5/04/2023	—
2023-00220	FERRIS PETER	DEFENDANT	5/04/2023	—
2023-00221	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	5/05/2023	—
2023-00221	BARTON BRANDEN	DEFENDANT	5/05/2023	—

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AM Best's Insurance Company Rating Guide.

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CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00215	DISCOVER BANK	PLAINTIFF	5/01/2023	—
2023-00215	MORRELL PETER	DEFENDANT	5/01/2023	—
2023-00222	SCP DISTRIBUTORS LLC	PLAINTIFF	5/05/2023	—
2023-00222	JDF CONCRETE SERVICES LLC	DEFENDANT	5/05/2023	—
2023-00222	FRANCIS JOHN	DEFENDANT	5/05/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00223	EDWARDS JEREMY INDIVIDUALLY OR T/A OR D/B/A	PLAINTIFF	5/05/2023	—
2023-00223	JEREMY EDWARDS CONSTRUCTION	PLAINTIFF	5/05/2023	—
2023-00223	WALLINGFORD CHRISTOPHER INDIVIDUALLY OR T/A OR D/B/A	DEFENDANT	5/05/2023	—
2023-00223	WALLINGFORD BUILDERS LLC	DEFENDANT	5/05/2023	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00225	ARCHER LISA DOREEN	PETITIONER	5/05/2023	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00224	HANSON SCOTT	PLAINTIFF	5/05/2023	—
2023-00224	BUSSARD JOSEPH R	DEFENDANT	5/05/2023	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00217	CAVAGE PAUL	PLAINTIFF	5/02/2023	—
2023-00217	BLACK AND BRASS COFFEE ROASTIN	DEFENDANT	5/02/2023	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00216	SIEPIELA ALBERTA	PLAINTIFF	5/01/2023	—
2023-00216	KRAJMER ENTERPRISES	DEFENDANT	5/01/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 22, 2023 TO MAY 26, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
BONAMICO JOSEPH R SR	HONSDALE NATIONAL BANK	PALMYRA TOWNSHIP	49,858.00
S I L C HOLDINGS	DIME BANK	BERLIN TOWNSHIP	25,000.00
CANFIELD GAVIN	DIME BANK	BETHANY BOROUGH BETHANY BOROUGH & DYBERRY TWP DYBERRY TOWNSHIP DYBERRY TWP & BETHANY BOROUGH	
TINTLE RONALD P	DIME BANK	DYBERRY TOWNSHIP	30,000.00
TINTLE JEANNE L			
BARNES DAVID S	DIME BANK	BERLIN TOWNSHIP	
BARNES AVIS Y AKA			108,885.00
BARNES FLORENCE A AKA			
TIGUE SARAH	DIME BANK	PALMYRA TOWNSHIP	385,000.00
NEU JAMES C JR	HONSDALE NATIONAL BANK	PRESTON TOWNSHIP	
NEU NICOLE			200,000.00
SANDERCOCK MEAD W	HONSDALE NATIONAL BANK	CHERRY RIDGE TOWNSHIP	100,000.00
CHURCH ANTHONY M	HOUSING & URBAN DEVELOPMENT	PALMYRA TOWNSHIP	
CHURCH NICOLA			45,076.86
RHODES JEFFREY	DIME BANK	SALEM TOWNSHIP	100,000.00
HARDLER MICHAEL J	DIME BANK	LEBANON TOWNSHIP	
GILES TAMI L			80,000.00
TIGUE SARAH AKA	DIME BANK	SALEM TOWNSHIP	
TIGUE SARAH E AKA		SALEM & PAUPACK TOWNSHIPS PAUPACK TOWNSHIP PAUPACK & SALEM TOWNSHIPS	
JONES SCOTT DAVID	MORTGAGE RESEARCH CENTER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS VETERANS UNITED HOME LOANS	LAKE TOWNSHIP	222,000.00
VITIELLO DIANE	FLAGSTAR BANK	DREHER TOWNSHIP	
VITIELLO LAUREN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		101,650.00
ALBRIGHT GARY B	NAVY FEDERAL CREDIT UNION	CHERRY RIDGE TOWNSHIP CHERRY RIDGE & LAKE TWPS LAKE TOWNSHIP LAKE & CHERRY RIDGE TWPS	
ALBRIGHT HAYLEY			
NEFF SCOTT A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
NEFF KIMBERLEE A	GUARANTEED RATE INC		275,000.00
EAKINS SAMUEL	HONSDALE NATIONAL BANK	MOUNT PLEASANT TOWNSHIP	
MOUGHAN JENNIFER			251,000.00
GREEN ACRES FOREST	STARLIGHT FORESTS	SCOTT TOWNSHIP	159,250.00

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

DUNN CHARLES JR	FIGURE LENDING LLC	SALEM TOWNSHIP	
DUNN KAREN	FIGURE LENDING L L C		
TREVOR KEVIN			
TREVOR ERICA			88,328.88
HENRICK KATRINA	WAYNE BANK	SALEM TOWNSHIP	230,000.00
JOHANSEN ANNE C	WAYNE BANK	DAMASCUS TOWNSHIP	
JOHANSEN RICHARD K			60,000.00
MEAD TRACY JR	NET FEDERAL CREDIT UNION	LAKE TOWNSHIP	
	N E T FEDERAL CREDIT UNION		30,000.00
PRZASNYSKI HOLLY	HOUSING & URBAN DEVELOPMENT	LEHIGH TOWNSHIP	5,094.02
BOLTON TODD	HOUSING & URBAN DEVELOPMENT	DAMASCUS TOWNSHIP	5,765.96
SERGEANT SANDRA	M & T BANK	BUCKINGHAM TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		480,000.00
BRZOSTOWSKI JAMES	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DREHER TOWNSHIP	
FEDER BARBARA	UNITED WHOLESALE MORTGAGE		170,000.00
PATTERSON ADAM SR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	
DORSEY AMY	SUMMIT MORTGAGE CORPORATION		249,900.00
SCHWARTZ JUSTIN	ROCKET MORTGAGE	PALMYRA TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		221,285.00
HOOK SHIANN	DIME BANK	DAMASCUS TOWNSHIP	
HOOK STEPHEN			100,000.00
TUTTLE DENIECE A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DYBERRY TOWNSHIP	
HAYES LAMONT	SUMMIT MORTGAGE CORPORATION		130,202.00
KO ROBINSON	BETHPAGE FEDERAL CREDIT UNION	SALEM TOWNSHIP	
PYNE KAREN			263,288.00
NEW LIFE TREE PRODUCTS LLC	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	
NEW LIFE TREE PRODUCTS L L C			34,000.00
EASTMAN JENNIFER L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	
	NORTH POINTE BANK		108,000.00
CAVAGE MICHAEL W	KLINKIEWICZ MARK J	CANAAN TOWNSHIP	
CAVAGE ALLYSON A			450,000.00
PARENTI HUNTER M	SUMMIT MORTGAGE CORPORATION	BERLIN TOWNSHIP	
PARENTI VICTORIA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		165,000.00
HARTMAN JOSHUA T	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	
HARTMAN ASHLEY N	GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C		239,384.00
JOHANNES TRACY	HONESDALE NATIONAL BANK	DYBERRY TOWNSHIP	
BATES SCOTT			208,000.00
BSH ENTERPRISES LLC	DIME BANK	PALMYRA TOWNSHIP	
B S H ENTERPRISES L L C			120,000.00
GOODWIN MELODY R	DIME BANK	SALEM TOWNSHIP	135,000.00
KIS ANDRIY	STELLAR MORTGAGE CORPORATION	STERLING TOWNSHIP	
KIS RUSLANA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		129,600.00
ROWEDDER KATHRYN ELAINE	RAYNOR DAVID	DAMASCUS TOWNSHIP	5,000.00

DEEDS


GRANTOR	GRANTEE	LOCATION	LOT
AZZOLI ELAINE G	DEVITO DANIELLE M	DREHER TOWNSHIP	
BRADY MICHAEL T	BRADY MICHAEL STEPHEN TR	LAKE TOWNSHIP	
BRADY AMBER L	BRADY IRREVOCABLE GRANTOR TRUST		
BAKER ARTHUR DEANE	BAKER ARTHUR DEANE	LAKE TOWNSHIP	
BAKER BONNIE	BAKER BONNIE		
EDWARDS ANN M	EDWARDS ANN M	DREHER TOWNSHIP	
EDWARDS ANN M EXR			
TUTKO MARYLOU EST			
SCHOENE KENNETH F	PITTI DAVID J	DREHER TOWNSHIP	
SCHOENE MARYANN			
LOT 105			
SANTARSIERO LOIS	PITTI DAVID J	DREHER TOWNSHIP	
SANTARSIERO JOSEPH			
SANTARSIERO LOIS ANN			
HUELSENBECK MICHAEL	GAL MARGIT	LEHIGH TOWNSHIP	
DAVIS L MAXINE AKA	DAVIS LOUISE M	CHERRY RIDGE TOWNSHIP	
DAVIS LOUISE MAXINE AKA			LOT A
ADAMITIS DIANE M	HAESE ROBERT WILLIAM	HONESDALE BOROUGH	
VARCOE DIANE M			
VARCOE BRIAN			
BUTASH SHARON L			
BUTASH PAUL			
HOLLOWAY JEFFREY R			
WURPEL MARK A	CHIARIERI EDWARD	LEHIGH TOWNSHIP	
WURPEL ALICE V	CHIARIERI BARBARA		
HOMICK COURTNEY	HOMICK COURTNEY	LAKE TOWNSHIP	
POTOCHNICK ALLYSON	POTOCHNICK ALLYSON		LOT 5 R
RUTLEDGE JAMES J EXR AKA	MIKUCKI BRIAN	DAMASCUS TOWNSHIP	
RUTLEDGE JAMES JOSEPH			
EXR AKA	MIKUCKI EILEEN		
RUTLEDGE JAMES J EST AKA	MIKUCKI GERALD		
RUTLEDGE JAMES JOSEPH			
EST AKA	MIKUCKI LINDA		
RUTLEDGE JAMES EST AKA			
PETUKHOVA ANASTASIA	JONES SCOTT DAVID	LAKE TOWNSHIP	LOT 1238
OAKES EDWARD	VITIELLO DIANE	DREHER TOWNSHIP	
	VITIELLO LAUREN		
USMA LEIDY	PEREZ WILLIAM	MANCHESTER TOWNSHIP	
GIRALDO OSCAR	PRIETOTORRES LUZ A		
	TORRES LUZ A PRIETO		
LAKE DANIEL E	RODRIGUEZ KATHLEEN	HONESDALE BOROUGH	
	GLOSSENGER KATHLEEN		
	GLOSSENGER AARON		



MARTIN HARRY G III TR	ALBRIGHT HAYLEY	CHERRY RIDGE TOWNSHIP	
MARTIN HARRY G III	ALBRIGHT GARY	CHERRY RIDGE & LAKE TWPS	
CAPOLONGO NEIL TR		LAKE TOWNSHIP	
CAPOLONGO NEIL		LAKE & CHERRY RIDGE TWPS	
EDWARD J CAPOLONGO TRUST			
CAPOLONGO ALBERT			
CAPOLONGO ALBERT M			
CAPOLONGO DANIEL			
CAPOLONGO TARA			
MARTIN CHRIS D	MARTIN CHRIS D	STERLING TOWNSHIP	
	FALLON DIANE		PARCEL A
SMITH ROBERT T	NAPPE ROBERT A	LAKE TOWNSHIP	
SMITH ELAINE C	NAPPE KATHY		LOT 3016
GOODWIN MELODY R	DONLEAVY TARA A	SALEM TOWNSHIP	LOT 4
WALDMAN MIRI	NEFF SCOTT A	LAKE TOWNSHIP	
	NEFF KIMBERLEE A		LOT 3012
FALLER GEORGE R	GEORGE RAYMOND FALLER	SALEM TOWNSHIP	
	LIVING TRUST		
FALLER KATHERINE J	KATHERINE JEAN FALLER		
	LIVING TRUST		LOT 572
WILLIAMS JAY CHRISTIAN	DELEON ESTEFANIA	SALEM TOWNSHIP	
SCHUMAN ROBERT J	RUFRANO FRANCIS	PALMYRA TOWNSHIP	
SCHUMAN ROBERTA J	RUFRANO NICOLE		LOT 2B
STARLIGHT FORESTS	GREEN ACRES FOREST	SCOTT TOWNSHIP	PARCEL 3
GIMIGLIANO MARGARET	BUTLER ROBERT EDWARD	SALEM TOWNSHIP	
	BUTLER LINDA JOAN		LOT 940
TURANO ANDREW	TURANO PHILIP J TR	LAKE TOWNSHIP	
TURANO KATHLEEN	ANDREW R TURANO		
	IRREVOCABLE TRUST		
	KATHLEEN TURANO		
	IRREVOCABLE TRUST		LOT 2040
ARANBAYEV EMIL	TOLENTINO MILDRED	LAKE TOWNSHIP	
	PEZZELLA GUISEPPE		LOT 3591
ARA VENTURES LLC	ACOLIA RENOVATORS LLC	LAKE TOWNSHIP	
ARA VENTURES L L C	ACOLIA RENOVATORS L L C		LOT 1000
PATULLO MARIO	CAMPBELL PAUL MICHAEL	PRESTON TOWNSHIP	
MORIGL JESSICA	CAMPBELL HELENE DERADE		
HYMAN JOAN P	BERNSTEIN SONIA	PALMYRA TOWNSHIP	LOT 33
MCADAMS NANCY J	MCADAMS MICHAEL J	PAUPACK TOWNSHIP	
	MCADAMS BRIAN J		LOT 51B
	MCADAMS SCOTT D		
CHUPICK LORI L	MOYLE CRAIG	CANAAN TOWNSHIP	
MOYLE LORI L	MOYLE LORI L		
MOYLE CRAIG			LOT 2
KENNY DONALD P	DONALD P KENNY IRREVOCABLE	LEHIGH TOWNSHIP	
	TRUST		LOT 167
OLSZEWSKI THOMAS	SMITH JOLENE M	HAWLEY BOROUGH	
OLSZEWSKI ARLENE			
FAIRBANKS RICHARD W	ANTONELLI RALPH	MANCHESTER TOWNSHIP	
ARNOLD PAMELA SCOTT			LOT B
BENDER THOMAS W	MARZUCCO CARMEN W JR	SCOTT TOWNSHIP	
MUELLER GEORGE	GLM PROPERTIES LLC	PAUPACK TOWNSHIP	
MUELLER LAUREL	G L M PROPERTIES L L C		LOT 117

FERRARA SUSAN A	CASTRO EDWIN CASTRO ANA M	LAKE TOWNSHIP	LOT 2631
JUDGE COMMERCIAL MANAGEMENT LLC	PICK DAVID SALVATORE	LEHIGH TOWNSHIP	
JUDGE COMMERCIAL MANAGEMENT L L C	PICK SURRENA ANN		LOT 5
DEARLOVE A JAMES	SPAGNUOLO ELIZABETH GONZALEZ	PAUPACK TOWNSHIP	
DEARLOVE JOANNE C	SPAGNUOLO EDWARD		LOT 40
GREENBERG GAIL	LEVIN JILL MOSS MICHAEL B MOSS ANDREW B SHANE PENNY TOMAINO SHANE	PAUPACK TOWNSHIP	LOT 16
LIS DAVID A AKA	DORSEY AMY	STERLING TOWNSHIP	
LIS LISA AKA	PATTERSON ADAM		
LIS DAVID AKA			
LIS LISA J AKA			
SCHWARTZ ELIZABETH AF STEINER PATRICIA BY AF	SCHWARTZ JUSTIN	PALMYRA TOWNSHIP	LOT 27
HOOK GERALD L JR	HOOK STEPHEN	DAMASCUS TOWNSHIP	
HOOK CHRISTINE A	HOOK SHIANN		LOT 6 A 1
TUTTLE ADAM	TUTTLE DENIECE A HAYES LAMONT	DYBERRY TOWNSHIP	
ZS INVESTMENTS	KO ROBINSON	SALEM TOWNSHIP	
Z S INVESTMENTS	PYNE KAREN		LOT 1664
PILE OF DIRT LLC	EASTMAN JENNIFER L	BERLIN TOWNSHIP	
PILE OF DIRT L L C			LOT B
MULLIGAN LORETTA M	VISCOUNTE JONATHAN T VISCOUNTE JEAN M	OREGON TOWNSHIP	LOT B
WOLFF MELVINA	VENTRESCA CAROLYN W VENTRESCA ROBERT L	OREGON TOWNSHIP OREGON & DAMASCUS TOWNSHIPS DAMASCUS TOWNSHIP DAMASCUS & OREGON TOWNSHIPS	
MAKAREWICZ JOSEPH MAKAREWICZ AMY	HANEY DONALD L	DAMASCUS TOWNSHIP	LOT A
HANEY DONALD L	HANEY DONALD L	DAMASCUS TOWNSHIP	
BUERKLI MICHAEL	BUERKLI ISOLDE	STERLING TOWNSHIP	
BUERKLI CHRISTOPHER			LOT 39
BUERKLI MICHAEL	BUERKLI ISOLDE	STERLING TOWNSHIP	
BUERKLI CHRISTOPHER			LOT 41
SCHWARTZ ALEXANDER	URCIA STEPHEN URCIA ADRIADNA	LEHIGH TOWNSHIP	LOT 35
MERCADO ALEX	LEGGIO BRIAN LEGGIO DONNA ROSE ROBERT	MANCHESTER TOWNSHIP	
SCHWEISINGER GRETA AKA SCHWESINGER GRETA AKA	NGUYEN CHRISTINA HOANG RAYMOND	DAMASCUS TOWNSHIP	LOT 54
NONNENMACHER EUGENE J EST AKA	CASAZZA PETER J	CHERRY RIDGE TOWNSHIP	
NONNENMACHER EUGENE EST AKA	CASAZZA MAUREEN M		
TOBA DEBRA ANN ADM			

FARRACHI RICHARD MATTHEW	TURANO JOSEPH M	MOUNT PLEASANT TOWNSHIP	
FARRACHI GINA			
EASTERN OVERHAWK LLC	WIEGERS ROBERT	DAMASCUS TOWNSHIP	
EASTERN OVERHAWK L L C	WIEGERS DANUTA		LOT 16
KLINKIEWICZ MARK J	CAVAGE MICHAEL W	CANAAN TOWNSHIP	
	CAVAGE ALLYSON A		
HERRMAN EDWARD J III	PARENTI HUNTER M	BERLIN TOWNSHIP	
LANGONE MELISSA	PARENTI VICTORIA		LOT 2
CAMPFIRES & COFFEE LLC	TUTEUR PETER	LAKE TOWNSHIP	
CAMPFIRES & COFFEE L L C	WISETUTEUR BERNADETTE		
	TUTEUR BERNADETTE WISE		LOT 3516
BATES SCOTT D	HARTMAN JOSHUA T	DAMASCUS TOWNSHIP	
	HARTMAN ASHLEY N		LOT 25
KLEMOVITCH HILDA	BATES SCOTT	DYBERRY TOWNSHIP	
	JOHANNES TRACY		LOT 3
SKIER FAMILY PARTNERSHIP	SKIER FAMILY PARTNERSHIP	HAWLEY BOROUGH	LOT A 4
BLACK JOSEPH A	COOTS KIMBERLY S	SALEM TOWNSHIP	
GORBUNOFF TATIANA	KIS ANDRIY	STERLING TOWNSHIP	
	KIS RUSLANA		LOT 22
PROVENCHER WILLIAM	JOHNSON FRANCIS W	LEHIGH TOWNSHIP	
PROVENCHER ANTOINETTE			
PROVENCHER WILLIAM R	JOHNSON FRANCIS W	LEHIGH TOWNSHIP	
PROVENCHER ANTOINETTE B			LOT 372
RAYNOR DAVID	ROWEDDER KATHRYN ELAINE	DAMASCUS TOWNSHIP	
RAYNOR NAOMI			LOT 8



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

June 5, 2023–June 9, 2023

Monday, June 5, 2023

9:00 AM

Arbitrations- Barna/Magnotta/ N.Gregory
468-2022-CV Discover v. Kozlansky Dougherty/Kelley
350-2022-CV Citibank v. Stile Kline/Pro Se

Wednesday, June 7, 2023

9:00 AM – 9:15 AM

Grandy v. Redding 524-2021-DR
Primary Custody Pre-Trial
Devita/Thomas

9:00 AM

Central Court 3rd Floor Courtroom

9:15 AM

Bookin v. Bookin n/k/a Keiser 179-2022-DR
Pre-Trial Conference
Devita/Pierangeli/J.Ellis

9:30 AM

Azarovich v. Reed 40-2023-DR
Custody Pre-Trial
Tunis/Pro Se

10:00 AM

Kluge v WMH 458-2021-CV
Dispositive Motion, if filed
Kowalski/Hill

11:00 AM

Witkowski v. Yaniello 360-2019-DR
Petition for Special Relief by way of Declaratory Judgment
Bugaj/Pendolphi

12:00 PM

Drug Court Team Meeting
Occurs every Wednesday effective 6/7/2023 until 6/7/2023 from 12:00 PM to
12:30 PM

12:30 PM
Drug Court
Occurs every Wednesday effective 6/7/2023 until 6/7/2023 from 12:30 PM to 1:30 PM

1:30 PM
Litzenbauer v. Litzenbauer 263-2022-DR
Custody Hearing
Farrell/Henry

Thursday, June 8, 2023

9:00 AM
Formal Arraignment
Com v Joseph Stevenson 83-2023-CR
Com v Blanke 235-2022-CR
Com v Kemmerer 44-2023-CR

9:00 AM
Commonwealth Matters
Sentencing 3-2023-CR Teleky, Noemi Pro se
Sentencing 337-2022-CR Lalima, Frank Rogan
Sentencing 321-2022-CR Medina, Ramon Rogan
Guilty Plea 12-2023-CR Riggs, Ethan Rogan
Motion to withdraw as counsel 123-2022-CR Mazzarino, Joseph Martin II

11:00 AM
Summary Appeal
5-2023-SA Bialczak, Paul
6-2023-SA Stanton, Eric
7-2023-SA Ransom, Robert
3-2023-SA Gries, Brandon Lenahan
8-2023-SA Gibbs, Jasmyne
9-12-2023-SA Cortazar, Leigh

1:00 PM
Call of the List

Friday, June 9, 2023

9:00 AM
PFA
229-2023-DR Diehl v. Diehl

10:00 AM
Gold v. Gold 448-2022-DR
Primary Custody Hearing
Bugaj/Campbell

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

June 5, 2023–June 9, 2023

Monday, June 5, 2023

1:00 PM
In Re: B. S. 55-2022-JV
Disposition Hearing
DA/Zimmerman

1:30 PM
In re: W.G. 7-2023-JV
Contested Finding of Fact
DA/Burlein

2:00 PM
IN Re: M.R. 2-2023-JV
Delinquency & Disposition
DA/Bugaj

2:30 PM
IN Re: M.R. 2-2023-JV
Contested Adjudication hearing
DA/Bugaj

Tuesday, June 6, 2023

9:00 AM
Dependency
9:00 Permanency Review 7,8&9-2023-DP L.H. ;A.H. & L. H. Henry/Martin
II/Lynott
9:30 Permanency Review 36-2016-DP A.K.
Moulton/Anderson/Campbell/Burlein
10:00 Permanency Review 14-2022-DP G.A. Moulton/Collins/Campbell
10:30 Permanency Review 23-2021-DP A.B. Moulton/Collins/Burlein
11:00 Permanency Review 1,2,3,4&5-2023-DP A.N.; N.N.;A.R.; A.R.; X.R.
Moulton/Ellis/Campbell/Martin II
11:30 Permanency Review 52-2020-DP E.M. Moulton/Anderson/Martin
II/Burlein/Ellis
1:00 Permanency Review 36-2014-DP L.S. Moulton/Collins
1:30 Permanency Review 16-2023-DP W.H. Moulton/Anderson

Wednesday, June 7, 2023

9:00 AM
Return Day
Dispositive Motions-
Nespor v. Homineti 42-cv-2022
Motion for Summary Judgment 347-2022-CV JP Morgan Chase Bank v.
Horak Race/Weed/Campbell
Motion for Summary Judgment & Motion for Partial summary judgment &
Bifurcation
51 & 190-2021-CV Abellana v. Shuosky & Cherry Ridge

10:00 AM – 10:30 AM

Mortgage Foreclosure

331-2022-CV Nationstar Mortgage v. Morgan Gelbert/Pro Se

439-2022-CV Wells Fargo v. Kirk & Trotten Manuel-Coughlin/Pro Se

477-2022-CV Freedom Mortgage v. Patterson Treglia/Pro Se

570-2022-CV Jezercak v. Acker Martin/Pro se

457-2021-CV PHH Mortgage v. Kwornik Hunsberger/Pro Se

10:30 AM

Lake Cadjaw v Wilbur 98-2023-CV-

Mtn to Intervene

Henry/Howell/Bugaj

10:30 AM

Lake Cadjaw v. Kreiter, Billard, Kennedy & Bulthuis, Stanley, Kowalczyk,

Weidner, Jilling, Haun, Bradbury, 544,545,546,547,548,549,550,551,552-

2022-CV

PO Arguments

Bugaj/Henry

1:30 PM

In Re: A.G. 7-2023-JV

Contested Finding of Fact

DA/Pfaff

2:30 PM

In re: SD 9-2023-JV

Adjudication/Delinquency/Dispo

DA/Martin II

Thursday, June 8, 2023

9:00 AM

In re: Estate of M.H. 104-2022-OCD

Review Hearing

Bialis/Schloesser

9:30 AM

In re: J.D.E. 27-2022-AD

Term of Unknown Father

Moulton/Ellis/Campbell

1:30 PM

Forkal v. Forkal 1140-2007-CP (Susquehanna County Case)

Status Conference

Beardsley/Clary/ McGraw

Friday, June 9, 2023

9:00 AM

In Re: D.R. 8-2023-JV

Finding of Fact Hearing

DA/Campbell

10:00 AM
In Re: D. Hopkins 54-2022-JV
Delinquency & Disposition Hearing
DA/Herlands

10:30 AM
IN Re: D.R. 2-2021-JV
Argument on Petition to Halt and Discontinue Application of 42.pa.CSA
Section 6358 and 42 Pa. CSA chapter 64
DA/Burlein

1:00 PM
In re: Adoption of B.B.S. 34-2022-AD
Confirm Consent and Involuntary Term
Germain/
Campbell (father)
Ellis (child)

CUSTODY CALENDAR

June 5, 2023–June 9, 2023

Monday, June 5, 2023

9:30 AM
Gries v. Gries 555-2021-DR
Divorce Hearing
Bugaj/Riccardo

Friday, June 9, 2023

9:00 AM
Babcock-Conklin v. Bell 338-2018-DR
Conciliation conference (Karam)
Pro Se/Pro Se/Rechner

9:30 AM
Swingle v. Cavage 195-2023-DR
Conciliation Conference (Karam)
Martin II/Pro Se

10:00 AM
Kirkpatrick v. Schirmer 631-2022-DR
Conciliation conference (Karam)
Thomas/Martin II

10:30 AM
Stanton v Carr 627-2009-DR
Conciliation Conf (Karam)
Clause/Rechner

11:00 AM
Schwartz v. Franciose 476-2022-DR
Conciliation Conference (Karam)
J.Ellis/ Pierangeli

11:30 AM
Leister v. Edwards 184-2023-DR
Conciliation Conference (Karam)
Rechner/Pro Se

1:00 PM – 1:30 PM
Discala v. Ries 646-2022-CP (Wyoming County Case)
Conciliation Conference (Karam)
Pro Se/Cali

1:30 PM
Haley v. Haley & Lerro 365-2022-DR
Conciliation conference (Karam)
Muir/Pro Se/Pro Se

2:00 PM
Richard-Goodwin v. Bern 231-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se



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