

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

April 28, 2023
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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 Meagher, *Second Judge*

Magisterial District Judges

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Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

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Sheriff

Chris Rosler

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A. G. Howell, Esq.

Prothonotary, Clerk of The Court

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Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Raising the Bar



Wayne County Bar Association
922 Church Street, 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.***

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

IN RE: LOCAL CRIMINAL RULE 117 :
:
:
: NO. Criminal-AD-6-2023

.....
ORDER

AND NOW, this 17th day of April, 2023, IT IS HEREBY ORDERED that Criminal Local Rule 117.1 is RESCINDED in its entirety and replaced with Local Criminal Rule 117:

Local Rule 117. Coverage: Issuing Warrants; Preliminary Arraignments and Summary Trials; and Setting and Accepting Bail

- (A) Each Magisterial District Court shall be open for regular business hours from 8:30 a.m. to 4:30 p.m., Monday through Friday, excluding county-established holidays. The hours of an office may be modified with the approval of the President Judge or the President Judge's designee.
- (B) When, during regular business hours for magisterial district judges, a judge with venue over a matter is unavailable, any other magisterial district judge in Wayne County is hereby temporarily assigned to serve the magisterial district of the judge who is unavailable. Such an arrangement shall be made between respective magisterial district judges and communicated to the District Court Administrator.
- (C) A Magisterial District Judge shall be available twenty-four hours a day, every day of the calendar year to provide continuous coverage for the:
- (1) Issuance of search warrants pursuant to Pa.R.Crim.P. 203;
 - (2) Issuance of arrest warrants pursuant to Pa.R.Crim.P. 513; and,
 - (3) Issuance of emergency orders under the Protection from Abuse Act (23 Pa.C.S. § § 6101-6122), the Protection of Victims of Sexual Violence or Intimidation Act (42 Pa.C.S. §§ 62AOI-62A20), and the Older Adults Protective Services Act (35 Pa.C.S. §§ 10225.101-10225.5102).
- (D) This rule shall be satisfied by a Magisterial District Judge remaining on-call during non-business hours on a rotating basis, pursuant to an annual schedule prepared by the District Court Administrator or designee.

- (E) The on-call magisterial district judge shall be responsible for performing all services required by Pa.R.Crim.P. 117(A)(2), in the following manner: The on-call magisterial district judge shall call the booking officer at the Wayne County Correctional Facility each morning at 8:30 a.m. to determine if there is a need to perform any of the services required by Pa.R.Crim.P. 117(A)(2). If such need has arisen, the on-call magisterial district judge shall conduct all necessary proceedings, without unnecessary delay, either at the office of the on-call magisterial district judge or remotely by two-way audio-visual communication (to the extent allowable by Pa.R.Crim.P. 119) at the option of the on-call magisterial district judge.
- (F) In addition to those persons who are authorized by statute or the Pennsylvania Rules of Criminal Procedure to accept bail, the Warden or the designee of the Warden of the Wayne County Correctional Facility outside of regular business hours, is authorized to accept bail in accordance with the provisions and subject to the limitations of the Pennsylvania Rules of Criminal Procedure. The Warden or Warden's designee shall be authorized to accept bail and to witness a defendant's signature on the bail bond. The defendant and surety shall be given a copy of the bail bond. The Warden or Warden's designee shall then forward the appropriate bail information and any money posted to the Magisterial District Court office on the next business day.

The Effective Date of this Local Rule is 30 days after the date of publication in the Pennsylvania Bulletin.

The District Court Administrator is directed to:

1. File one (1) certified copy of this Order with the Administrative Office of Pennsylvania Courts;
2. Submit two (2) certified copies of this Order to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin along with a copy of this Order on a CD-ROM or other agreed upon alternate format;
3. Publish a copy of this Order on the Wayne County Court of Common Pleas website;
4. Compile the local rule within the complete set of local rules no later than 30 days following publication in the Pennsylvania Bulletin.

BY THE COURT:
s/Janine Edwards
JANINE EDWARDS, PRESIDENT JUDGE

CRIMINAL CASES

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

HONESDALE, PA — April 13th, 2023

CHRISTOPHER WRIGHT, age 45, of Honesdale, PA was sentenced to a period of no less than 45 months nor more than 108 months incarcerated in State Correctional Institution on one count of Stalking-Commits Acts To Cause Fear (F3) and one count of Simple Assault (M2).

JOSHUA CLEMENS, age 33, from Honesdale, PA was sentenced to 45 months to 108 months incarcerated in State Correctional Institution on one count of Criminal Use of Communication Facility (F3), one count of Possession with Intent to Deliver Heroin/Fentanyl (F), one count of Possession of a Controlled Substance (M) and one count of Possession of Drug Paraphernalia (M).

JOHN E. KRESGE, age 47, of Hawley, PA was sentenced to no less than 18 months nor more than 48 months incarcerated in State Correctional Institution on one count of Simple Assault- Physical Menace (M2) and one count of Simple Assault (M2) with a restitution amount of \$2,838.14 to be paid to the victim.

PHILIP MICHAEL DAYTON, age 30, of East Meadow, NY was sentenced to no less than 2 months nor more than 23 ½ months incarcerated in the Wayne County Correctional Facility on one count of Possession of Controlled Substance with Intent to Deliver- Psilocybin Mushrooms (F).

BRADLEY SWASEY, age 21 was found to be in violation of his probation and was sentenced to 3 months to 23 ½ months in the Wayne County Correctional Facility.

CHASE VINTON, age 32, from Pleasant Mount, PA was issued a bench warrant for failure to appear in court

TAMMY LYN KENOWSKY, age 52, from Honesdale, PA was issued a bench warrant for failure to appear in court

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 Lawrence H. Ditty
Late of Salem Township
EXECUTRIX
Theresa M. Ditty
525 Main Street, PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Alice Erk
Late of Paupack Township
EXECUTRIX
Sarah Thieme
105 Lakeshore Drive
Lakeville, PA 18438
ATTORNEY
John F. Spall
2573 Route 6
Hawley, PA 18428

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Daniel K. Lewis
AKA Daniel Lewis
Late of South Canaan Township
ADMINISTRATRIX
Cathy A. Lewis
45 Cemetery Road
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Robert M. Hess
AKA Robert Maurice Hess AKA
Robert Hess
Late of Cherry Ridge Township
EXECUTRIX
Jocelyn S. Hess-Wigder
89 Camp Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of ROBERT S. KUBIAK, late of Pleasant Mount, PA., Date of death January 21,

2023. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

4/28/2023 • 5/5/2023 • 5/12/2023

ESTATE NOTICE

Estate of Robert L. Dillemoth
AKA Robert Dillemoth
Late of Bethany Borough
CO-EXECUTRIX
Kathryn M. Dillemoth
506 Wayne Street
Bethany, PA 18431
CO-EXECUTRIX
Sheila A. Brown
1114 Woodlyn Lane N
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JUDITH MARIE MURTHA, late of Honesdale, PA., Date of death December 10, 2022. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

Estate of Cindy Lou Corcoran
Late of Cherry Ridge Township
ADMINISTRATOR
Jeffrey Hiller
1315 Main St.
Honesdale, PA 18431

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

Estate of Laurel Gehrig
AKA Laurel A. Gehrig
Late of Buckingham Township
ADMINISTRATRIX
Jane I. Gehrig
1807 Pine Mill Rd.
Equinunk, PA 18417
ATTORNEY
Law Office of Marissa McAndrew
630 Main Street
Forest City, PA 18421

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

Estate of June A. Santo
AKA June Santo
Late of Lake Township, Wayne County
EXECUTOR
Anthony Sullivan
178 Lake Road
Lake Ariel, PA 18436

4/14/2023 • 4/21/2023 • 4/28/2023

ESTATE NOTICE

In the Estate of Lois M. Terrel, of Clinton Township, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Robert S. Terrel, a/k/a Robert Stuart Terrel. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

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

4/14/2023 • 4/21/2023 • 4/28/2023

ESTATE NOTICE

In the Estate of Donna Sweeney, aka Donna H. Sweeney, of Clinton Township, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Tim Sweeney, aka Timothy Sweeney, aka Timothy J. Sweeney. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

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

4/14/2023 • 4/21/2023 • 4/28/2023

OTHER NOTICES

NOTICE

Notice is hereby given that Maplewood Realty Holdings LLC has filed its Certificate of Organization with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and operating real property within the Commonwealth of Pennsylvania and generally within the United States

The address at which the LLC will maintain its principal place of business is as follows: 248 Sherwood Drive, Waymart, PA 18472

4/28/2023

NOTICE

Notice is hereby given that Smith Landscape & Excavation LLC has filed its Certificate of Organization with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and operating of Landscape & Excavation within the

Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows: 20 Rose Lane, Honesdale, Pennsylvania, 18431

4/28/2023

NOTICE

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

CIVIL ACTION
NO. 518 – 2022 -CIVIL

P & S PROPERTIES, LLC,
PLAINTIFF,
vs.

COLLEEN WIREMAN,
DEFENDANT.

.....
**NOTICE OF PRAECIPE TO
ENTER JUDGMENT BY
DEFAULT**

To: Colleen Wireman

Date of Notice: April 14, 2023

IMPORTANT NOTICE

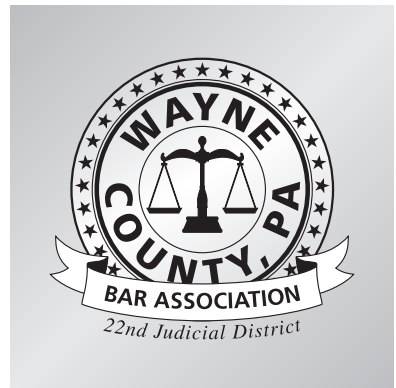
YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR

OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE FOLLOWING OFFICE TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
1-877-515-7465

John J. Martin, Esquire
1022 Court Street
Honesdale, PA 18431
(570) 253-6899
Attorney for Plaintiff

4/28/2023



**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
MAY 10, 2023**

By virtue of a writ of Execution instituted by: The Bank of NY Mellon fka The Bank of NY as Trustee for the Certificateholders of the CWABS Inc., Asset- Backed Certificates, Series 2006-21, c/o NewRez LLC fka New Penn Financial LLC, dba Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of May, 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 lying and being in the Borough Honesdale, County of Wayne and commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING a front of sixty-five (65) feet and six (6) inches Westward on East Street; bounded Northward by the southern line of a lot of land, sold on contract by S. B. Wood to Rufus Cushman which line is at right angles with the eastern line of East Street; Eastward by the western margin of the Dyberry Creek and Southward by the south-

ern line of land which Benjamin B. Smith and wife conveyed to said S. B. Wood, said line being parallel with the northern line of the land hereby conveyed and sixty-five (65) feet and six (6) inches southward therefrom. Being the same land which Thomas E. Calloway, et ux, by deed dated October 8, 1973 and recorded in Wayne County Deed Book 43, page 380, granted and conveyed to Graham Watts.

Parcel Number: 11-0-0002-0092.-

Property Address:711 East Street, Honesdale, PA 18431-2039

BEING the same premises which Northeast Properties, Inc by Deed dated September 17, 1977 and recorded in the Office of Recorder of Deeds of Wayne County on September 29, 1977 at Book 340, Page691 granted and conveyed unto Ernest Simmons and Gayle Simmons. Gayle Simmons departed this life on December 26, 2021. Ernest Simmons departed this life on June 13, 2011

Seized and taken in execution as property of:
Shirley Kille, solely in her Capacity as Heir of Gayle R. Simmons aka Gayle Simmons, Deceased 112 Cresmont Drive
HONESDALE PA 18431
Colin Simmons solely in his capacity as known heir of Gayle Simmons 23 Cassayre Drive AMERICAN CANYON CA 94503
Lee Simmons, solely in his capacity as known heir of Gayle R. Simmons aka Gayle Simmons, Deceased 420 Grove Street
HONESDALE PA 18431
Unknown Heirs of Gayle R. Simmons aka Gayle Simmons,

Deceased 112 Cresmont Drive
HONESDALE PA 18431

Execution No. 430-Civil-2022
Amount \$61,066.78 Plus additional
costs

February 13, 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 PAY-
MENT AT DATE OF SALE.
BALANCE DUE THIRTY (30)
DAYS FROM DATE OF SALE.
FAILURE TO PAY BALANCE
WILL FORFEIT DOWN PAY-
MENT.**

Matthew C. Fallings Esq.

4/14/2023 • 4/21/2023 • 4/28/2023

**SHERIFF'S SALE
MAY 24, 2023**

By virtue of a writ of Execution instituted by: LoanCare, 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 24th day of May, 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 TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF SALEM, WAYNE COUNTY, PENNSYLVANIA KNOWN AS LOT NUMBER 2531, IN SECTION 41, OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66; MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; AND MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119.

BEING THE SAME PARCEL
CONVEYED TO MILTON HINO-

JOSA, JR. AND STEVEN TRUSH
FROM JOHN THOMPSON AND
DEBRA THOMPSON, BY
VIRTUE OF A DEED DATED
6/27/2003, RECORDED 7/3/2003,
IN DEED BOOK 2272, PAGE 24,
AS INSTRUMENT NO.
200300008130, COUNTY OF
WAYNE, STATE OF PENNSYLVANIA.

BEING KNOWN AS: 2531 OAK
CIRCLE HIDEOUT, LAKE
ARIEL, PA 18436

PROPERTY ID NUMBER: 22-0-
0027-0031.-

BEING THE SAME PREMISES
WHICH JOHN THOMPSON AND
DEBRA THOMPSON, HIS WIFE
BY DEED
DATED 6/27/2003 AND
RECORDED 7/3/2003 IN THE
OFFICE OF THE RECORDER OF
DEEDS IN DEED
BOOK 2272 AT PAGE 24,
INSTRUMENT NO.:
200300008130, GRANTED AND
CONVEYED UNTO MILTON
HINOJOSA, JR. AND STEVEN
TRUSH, AS TENANTS BY THE
ENTIRETY.

Seized and taken in execution as
property of:
Milton Hinojosa, Jr.
8265 SW 176th Terrace
Palmetto Bay, FL 33157

Steven Trush
8265 SW 176th Terrace
Palmetto Bay, FL 33157

Execution No. 510-Civil-2022
Amount \$105,312.37 Plus additonal costs

March 9, 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.

4/28/2023 • 5/5/2023 • 5/12/2023

CIVIL ACTIONS FILED

FROM APRIL 1, 2023 TO APRIL 7, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2006-21242	BREIDENSTEIN JOAN	4/03/2023 3:01	SATISF-CTION	—
2010-20300	YOUSSEF HANY-	4/03/2023 3:37	SATISFACTION	656.30
2010-20362	SFS GROUP LIMITED PARTNERSHIP	4/04/2023 9:31	SATISFACTION	408.79
2010-20684	RUBIN HOWARD	4/04/2023 9:55	SATISFACTION	492.82
2010-20684	RUBIN ELISE	4/04/2023 9:55	SATISFACTION	492.82
2010-21783	YOUSSEF HANY	4/03/2023 3:37	SATISFACTION	522.94
2010-21802	SFS GROUP LIMITED PARTNERSHIP	4/04/2023 9:31	SATISFACTION	508.73
2010-21955	MCCUE JULIANNE.	4/04/2023 9:31	SATISFACTION	336.79
2011-20223	RUBIN HOWARD	4/04/2023 9:55	SATISFACTION	538.12
2011-20223	RUBIN ELISE	4/04/2023 9:55	SATISFACTION	538.12
2011-21043	GRIFFIN WARREN F	4/04/2023 9:55	SATISFACTION	397.21
2011-21162	MCCUE JULIANNE.!	4/04/2023 9:31	SATISFACTION	548.28
2012-20609	YOUSSEF HANY	4/03/2023 3:37	SATISFACTION	1,070.02
2012-20629	SFS GROUP LIMITED PARTNERSHIP	4/04/2023 9:31	SATISFACTION	1,035.51
2012-20632	MCCUE JULIANNE	4/04/2023 9:31	SATISFACTION	475.64
2012-20635	RUBIN HOWARD'	4/04/2023 9:55	SATISFACTION	849.71
2012-20635	RUBIN ELISE	4/04/2023 9:55	SATISFACTION	849.71
2012-20662	GRIFFIN WARREN F	4/04/2023 9:55	SATISFACTION	784.73
2012-21696	ROBINSON DENISE	4/03/2023 3:37	SATISFACTION	650.73
2012-21711	DUMITRESCU TIBERIU ADRIAN	4/04/2023 9:55	SATISFACTION	855.97
2013-21048	DUMITRESCU TIBERIU ADRIAN	4/04/2023 9:55	SATISFACTION	850.85
2013-21289	ROBINSON DENISE	4/03/2023 3:37	SATISFACTION	1,032.98
2014-00107	DRONGOSKI JULIA L	4/06/2023 3:09	SATISFACTION	—
2014-20765	BILL GOODWIN CONSTRUCTION LLC	4/04/2023 10:48	SATISFACTION	31,583.48
2014-20765	GOODWIN WILLIAM R SOLE MBR	4/04/2023 10:48	SATISFACTION	31,583.48
2015-21033	LEPERA VINCENT J	4/04/2023 9:31	SATISFACTION	566.24
2015-21033	LEPERA MARGUERITE	4/04/2023 9:31	SATISFACTION	566.24
2016-20237	DIVERSIFIED AMPHIL CORP	4/03/2023 3:37	SATISFACTION	823.08
2016-20917	LEPERA VINCENT J	4/04/2023 9:31	SATISFACTION	1,209.26
2016-20917	LEPERA MARGUERITE	4/04/2023 9:31	SATISFACTION	1,209.26
2017-20116	DIVERSIFIED AMPHIL CORP	4/03/2023 3:37	SATISFACTION	985.95
2017-20116	RAMIREZ ALFRED	4/03/2023 3:37	SATISFACTION	985.95
2017-20638	ERVIN MACHINA	4/03/2023 3:11	SATISFACTION	1,123.75
2017-20643	ERVIN MACHINA	4/03/2023 3:11	SATISFACTION	792.36
2018-20234	ERVIN MACHINA	4/03/2023 3:11	SATISFACTION	999.29
2018-20245	ERVIN MACHINA	4/03/2023 3:11	SATISFACTION	949.13
2019-00631	LYNN KEITH DEFENDANT/APPELLEE	4/06/2023 2:26	JGMT/ARBITRATION AWD	4,113.13
2019-20257	HIGHTOWER JEFFREY	4/04/2023 9:55	SATISFACTION	635.53

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

2019-20419	NESENOFF MITCHELL	4/03/2023 3:11	SATISFACTION	666.13
2019-20419	NESENOFF MARJORIE	4/03/2023 3: 11	SATISFACTION	666.13
2019-20419	NESENOFF RACHEL E	4/03/2023 3:11	SATISFACTION	666.13
2019-20419	NESENOFF NAOMI B	4/03/2023 3:11	SATISFACTION	666.13
2019-21011	CALABRESE GERALD	4/03/2023 3:37	SATISFACTION	2,411.54
2020-20261	NESENOFF MITCHELL	4/03/2023 3:11	SATISFACTION	1,245.06
2020-20261	NESENOFF MARJORIE	4/03/2023 3:11	SATISFACTION	1,245.06
2020-20261	NESENOFF RACHEL	4/03/2023 3:11	SATISFACTION	1,245.06
2020-20261	NESENOFF NAOMI_B	4/03/2023 3:11	SATISFACTION	1,245.06
2020-20449	HANLEY JOHN	4/03/2023 3:37	SATISFACTION	1,141.17
2020-20450	CHEN YI	4/04/2023 9:55	SATISFACTION	2,702.90
2020-20610	CALABRESE GERALD	4/03/2023 3:38	SATISFACTION	969.65
2021-20355	CALABRESE GERALD	4/03/2023 3:38	SATISFACTION	1,148.58
2021-20371	HANLEY JOHN	4/04/2023 9:55	SATISFACTION	1,586.15
2022-00426	AMERICAN BUSINESS CREDIT INC ITS SUCCESSORS & ASSIGNS	4/03/2023 11:11	QUIET TLE.,MORT.SAT.	—
2022-00622	TULLO JOSEPH	4/06/2023 3:52	DEFAULT JUDGMENT	287,535.35
2022-00622	TULLO TONIANN	4/06/2023 3:52	DEFAULT JUDGMENT	287,535.35
2022-00622	TULLO JOSEPH	4/06/2023 3:59	WRIT OF EXECUTION	287,535.35
2022-00622	TULLO TONIANN	4/06/2023 3:59	WRIT OF EXECUTION	287,535.35
2022-20128	HANLEY JOHN	4/04/2023 9:55	SATISFACTION	i;648.04
2022-20131	CALABRESE GERALD	4/Q3/2023 3:38	SATISFACTION	1,717.75
2022-20151	MELGAREJO NATALIA VERONICA	4/04/2023 9:56	SATISFACTION	569.51
2022-20413	BATES TERESA J. _ESTATE OF	4/04/2023 12:24	SATISFACTION	384.54
2022-20584	FREITAS PROPERTIES LLC	4/04/2023 9:56	SATISFACTION	528.24
2022-20584	DEFREITAS EVERALDO	4/04/2023 9:56	SATISFACTION	528.24
2022-20586	FREITAS PROPERTIES LLC	4/03/2023 3:11	SATISFACTION	528.24
2022-20586	DEFREITAS EVERALDO	4/03/2023 3:11	SATISFACTION	528.24
2022-20587	FREITAS PROPERTIES LLC	4/04/2023 9:31	SATISFACTION	528.24
2022-20587	DEFREITAS EVERALDO	4/04/2023 9:31	SATISFACTION	528.24
2022-20588	FREITAS PROPERTIES LLC	4/04/2023 9:31	SATISFACTION	528.24
2022-20588	DEFREITAS EVERALDO	4/04/2023 9:31	SATISFACTION	528.24
2022-20589	FREITAS PROPERTIES LLC	4/04/2023 9:31	SATISFACTION	528.24
2022-20589	DEFREITAS EVERALDO	4/04/2023 9:31	SATISFACTION	528.24
2022-20614	HANLEY JOHN (DECEASED)	4/03/2023 3:11	SATISFACTION	1,221.87
2022-20616	CALABRESE GERALD	4/03/2023 3:38	SATISFACTION	1,258.02
2023-20150	COUNTRYMAN ROBERT JAMES	4/03/2023 1:41	FEDERAL TAX LIEN	168,172.19
2023-20151	ASLEY L GAGER LEARNING CENTER	4/03/2023 1:56	FEDERAL TAX LIEN	9,569.05
2023-20152	EISELE JASON K	4/03/2023 1:56	FEDERAL Tax LIEN	7,840.30
2023-20152	PROPT AIMEE E	4/03/2023 1:56	FEDERAL TAX LIEN	7,840.30
2023-20153	HEEMAN JASON	4/06/2023 11:43	JP TRANSCRIPT	1,938.25

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00182	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	4/06/2023	—
2023-00182	COLLETTA ANTHONY	DEFENDANT	4/06/2023	—
2023-00184	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	4/06/2023	—
2023-00184	RACINE ERIC AKA	DEFENDANT	4/06/2023	—
2023-00184	RACINE ERIC M	DEFENDANT	4/06/2023	—

REAL PROPERTY — EJECTMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00181	WILMINGTON SAVINGS FUND SOCIET D/B/A	PLAINTIFF	4/05/2023	—
2023-00181	CHRISTIANA TRUST	PLAINTIFF	4(05/2023	—
2023-00181	LANDERS JAMES AND/OR CURRENT OCCUPANTS	DEFENDANT	4/05/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00177	WAYNE BANK	PLAINTIFF	4/03/2023	—
2023-00177	LITZENBAUER REBECCA	DEFENDANT	4/03/2023	—
2023-00177	LITZENBAUER THOMAS	DEFENDANT	4/03/2023	—
2023-00178	PENNSYLVANIA HOUSING FINANCE AGENCY	PLAINTIFF	4/05/2023	—
2023-00178	DOLPH JERRY W	DEFENDANT	4/05/2023	—
2023-00179	WELLS FARGO BANK NA	PLAINTIFF	4/04/2023	—
2023-00179	MUNOZ SCOTT	DEFENDANT	4/04/2023	—
2023-00179	RIVERA ELIZABETH AKA	DEFENDANT	4/04/2023	—
2023-00179	MUNOZ ELIZABETH	DEFENDANT	4/04/2023	—
2023-00183	DIRLAM BROS LUMBER COMPANY INC	PLAINTIFF	4/06/2023	—
2023-00183	BROWN CHARLES K II	DEFENDANT	4/06/2023	—

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MORTGAGES AND DEEDS

*RECORDED FROM APRIL 17, 2023 TO APRIL 21, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
RUDA JOEL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS FNCB BANK F N C B BANK	SALEM TOWNSHIP	240,000.00
LOWE JESSICA L	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	
LOWE BENJAMIN L			50,000.00
VAIL BETH ANN	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	217,456.00
MCDONALD NICOLE	CITIZENS BANK	SALEM TOWNSHIP	
CARPENTER RUSSELL J			105,000.00
MILLER SCOTT	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
MILLER RACHAEL			95,000.00
ROTSHTEYN ELEONORA	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
SHKLYAR MIROSLAV BY AGENT ROTSHTEYN ELEONORA AGENT ROTSHTEYN VALENTIN BY AGENT			200,000.00
BOUMIL ROBERT	ROCKET MORTGAGE	TEXAS TOWNSHIP 1 & 2	
BOUMIL PEGGY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		280,912.00
MILLEN FRANK L	DIME BANK	SOUTH CANAAN TOWNSHIP	
MILLEN PATRICIA			60,000.00
PEREYRA EKATERINA	DIME BANK	PAUPACK TOWNSHIP	
PEREYRA LOUIS O			20,000.00
ABRAMOVICI NICOLE C EZRA EYAL	CITADEL SERVICING CORPORATION ACRA LENDING MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	189,150.00
COLE MICHAEL J	MORGAN STANLEY PRIVATE BANK	DAMASCUS TOWNSHIP	
COLE STEPHANIE R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		600,000.00
NICOLAIS LAWRENCE	FIDELITY DEPOSIT & DISCOUNT BANK	PAUPACK TOWNSHIP	100,000.00
OBRIENTRIFONOV LISA TRIFONOV LISA OBRIEN	HOMETOWN LENDERS INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	212,430.00
COLPITTS JESSICA L VISCEGLIA JESSICA L COLPITTS MATTHEW JAMES	HOUSING & URBAN DEVELOPMENT	LAKE TOWNSHIP	15,364.30
THORPE JOHN R	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
THORPE SUSAN			200,000.00
TRUSKY TIMOTHY	HONESDALE NATIONAL BANK	SOUTH CANAAN TOWNSHIP	15,000.00
FOUR SCORE HOLDINGS	DIME BANK	HONESDALE BOROUGH	720,000.00
FOUR SCORE HOLDINGS	DIME BANK	HONESDALE BOROUGH	720,000.00
LAKE REGION DEVELOPMENT	WAYNE BANK	TEXAS TOWNSHIP 3	280,000.00

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

GILLESPIE PATRICK P SR	FLAGSTAR BANK	BERLIN TOWNSHIP	
GILLESPIE MARGARET A			55,000.00
RUDD TRINA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS N F M INC NFM INC NFM LENDING N F M LENDING	WAYMART BOROUGH	307,330.00
RUDD TRINA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NFM INC N F M INC NFM LENDING N F M LENDING	WAYMART BOROUGH	10,955.00
CUSUMANO CHRISTOPHER	NAVY FEDERAL CREDIT UNION	LEHIGH TOWNSHIP	48,974.00
SIMMONS FRANK WILLIAM	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
SIMMONS EMILY MARY CATHERINE	FLAGSTAR BANK		340,000.00
CAMPBELL CASIE M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	WAYMART BOROUGH	
CAMPBELL KATHRYN A	HOMETOWN LENDERS INC		254,995.00
ENGLE WENDY A	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CANAAN TOWNSHIP	213,000.00
NOWELL JEFFREY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS PIKE CREEK MORTGAGE SERVICES INC	LAKE TOWNSHIP	300,000.00
ZAUR NATHANIEL	DIME BANK	SOUTH CANAAN TOWNSHIP	
ZAUR REBECCA			700,000.00
ZISER RICHELLE S	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	
ZISER THOMAS A	SUMMIT MORTGAGE CORPORATION		295,075.00
LOCKLINS BOTTLED GAS INC	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	360,000.00
WEINSTOCK ALAN M	ROYAL UNITED MORTGAGE LLC	PAUPACK TOWNSHIP	
WEINSTOCK JEAN L	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROYAL UNITED MORTGAGE L L C		60,000.00
MAREE CASSIDY JANE	RURAL HOUSING SERVICE U S DEPT OF AGRICULTURE	DAMASCUS TOWNSHIP	227,000.00
FITZSIMMONS JEFFREY E	WAYNE BANK	CANAAN TOWNSHIP	35,000.00
LEANDRO RANDOL S QUIROS	RURAL HOUSING SERVICE U S DEPT OF AGRICULTURE	SALEM TOWNSHIP	171,000.00
JOHNSON MATTHEW R	SUMMIT MORTGAGE CORPORATION	HONESDALE BOROUGH	
JOHNSON VICTORIA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		201,400.00
DERSTINE DEBRA	PENNYMAC LOAN SERVICES	HAWLEY BOROUGH	
DERSTINE TRAVIS M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		157,500.00
AMBROSINI ANTHONY	MIDISLAND MORTGAGE CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	184,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
RITCH MICHAEL G EXR HOPSTETTER ROBERT FEST	RITCH MICHAEL G	DAMASCUS TOWNSHIP	
RITCH MICHAEL G	RITCH MICHAEL G RITCH KATHERINE TAMBLYN	DAMASCUS TOWNSHIP	
ZHENG FAMILY INCORPORATED	POCONO SPRINGS CIVIC ASSOCIATION	STERLING TOWNSHIP	
OLVER LAMONT D EST AKA OLVER LAMONT EST AKA OLVER BRIAN EXR AKA OLVER BRIAN SCOTT EXR AKA OLVER KEITH EXR AKA OLVER KEITH LAMONT EXR AKA	STADELMANN ROBERT STADELMANN MONICA	PAUPACK TOWNSHIP	
JONES VIVIEN	VIVIEN JONES REVOCABLE LIVING TRUST	PAUPACK TOWNSHIP	PARCEL 1A
JONES VIVIEN WHITTIER	VIVIEN JONES REVOCABLE LIVING TRUST	PAUPACK TOWNSHIP	LOT 10
REINGOLD MARTIN REINGOLD MARSHA	RUDA JOEL	SALEM TOWNSHIP	LOT 171
GONCALVES ISIDORO	JAEGER ROBERT JAEGER MICHELLE	SALEM TOWNSHIP	LOT 174
RYAN RALPH J RYAN LINDA	SNIP S N I P	PAUPACK TOWNSHIP	LOT 32
DIETERICH BEVERLY A REILLY JOHN S REILLY EILEEN L	GOODWIN JEREMY REILLY JOHN S TR REILLY EILEEN L TR REILLY REVOCABLE TRUST	PALMYRA TOWNSHIP SALEM TOWNSHIP	LOT 708
BARILLO RONALD JOSEPH II AKA BARILLO RONALD J JR AKA	BARILLO RONALD J JR BARILLO LAURA A	SALEM TOWNSHIP	LOT 205
DENOIE ROLAND DENOIE DEANNA J VANDERWELL DEANNA J	DENOIE ROLAND	HONESDALE BOROUGH	
DROPPA FAITH E EST AKA DROPPA FAITH EST AKA DROPPA DAVID V EXR	DROPPA DAVID V	OREGON TOWNSHIP	
MORRIS ROBERT J MORRIS ELIZABETH T	BOUMIL ROBERT BOUMIL PEGGY	TEXAS TOWNSHIP 1 & 2	
BAUMENER DANIELLE J ABRAMOVICI NICOLE C	GERRITY BRIAN C ABRAMOVICI NICOLE C EZRA EYAL	STERLING TOWNSHIP PAUPACK TOWNSHIP	LOT B1
DEMATTEO NICK MAHONEY ANN MARIE AKA MAHONEY ANN MARIE EXR AKA MAHONEY ANN MARIE J AKA MAHONEY ANN MARIE J EXR AKA GARAFOLA ANN MARIE GARAFOLA ANN MARIE EXR MAHONEY CORNELIUS EST	KOZAKIS JOHN TERRACINO ANTHONY SOUTAR JAMES	LEBANON TOWNSHIP SALEM TOWNSHIP	LOT 36 LOT 829
LEWENSON RICHARD J LEWENSON SANDRA B	COLE MICHAEL J COLE STEPHANIE R	DAMASCUS TOWNSHIP	

LYONS JAMES	RAFTERY SHANE	SALEM TOWNSHIP	
RAFTERY SHANE			
WILBUR ROBERT	JONES KEVIN C III	PRESTON TOWNSHIP	
WILBUR JACQUELINE			
JONES CHARLES	JONES CHARLES L TR	LEHIGH TOWNSHIP	
MISTYSYN SANDRA A	JONES SANDRA A TR		
JONES SANDRA A	CHARLES L JONES REVOCABLE TRUST		
	SANDRA A JONES REVOCABLE TRUST		LOT 17
HOLBERT KUNIGUNDE M EST AKA	HOLBERT LAURA	PRESTON TOWNSHIP	
HOLBERT KUNIGUNDE EST AKA			
HOLBERT KUNI EST AKA			
HOLBERT LOTHAR C			
HOLBERT LOTHAR C EXR			LOT 2 A
STRADA EDWARD E JR	STRADA EDWARD E JR	SALEM TOWNSHIP	LOT 1
STRADA EDWARD E JR	STRADA EDWARD A	SALEM TOWNSHIP	LOT 2
STRADA EDWARD E JR	STRADA MYRANDA	SALEM TOWNSHIP	LOT 3
HORVEATH STEPHEN JOHN JR	OBRIENTRIFONOV LISA	HONESDALE BOROUGH	
HORVEATH ELLEN M	TRIFONOV LISA OBRIEN		
FICKEN CHERYL	TALLMAN MICHAEL	HONESDALE BOROUGH	
LAUTENSCHLAGER JEFFREY	DONOVAN GARY		
SCHULER CANDACE			
TALLMAN MICHAEL	FOUR SCORE HOLDINGS	HONESDALE BOROUGH	
DONOVAN GARY			
PAPPALARDO FRANK JOSEPH	LAKE REGION DEVELOPMENT	TEXAS TOWNSHIP 3	
PAPPALARDO MARGARET			
ROZNIAK RONALD J	KEIPER MARK	DREHER TOWNSHIP	
HERMAN RUTH	T&R CURTIS	PAUPACK TOWNSHIP	
	T & R CURTIS		
BOWMAN KATHLEEN M	GRUBIC ZORAN	PAUPACK TOWNSHIP	
	GRUBIC OLGA		LOT LV 604
GILPIN GARY LEE	RUDD TRINA	WAYMART BOROUGH	LOT 8
KULP JOHN H	KULP MICHAEL D	PAUPACK TOWNSHIP	
TIERNEY MICHAEL			
KULP PHYLLIS			
ROGERS ELEANOR B			
KULP DANIEL S			
KULP JENNIFER			
TIERNEY SUSAN			
KRIMM MICHAEL			
KRIMM ERIKA			
DIETRICH MARY T	DIETRICH MARY T	MOUNT PLEASANT TOWNSHIP	
	MACDONALD LUCIANNE MITZI		
	MACDONALD WILLIAM RYAN		
MILTER LEV TR	LANDY WILLIAM	PAUPACK TOWNSHIP	
MILTER LYUDMILA TR	LANDY IRENE		LOT 267
LLMF LIVING REVOCABLE TRUST			
LLMF LIVING REVOCABLE TRUST			
MOYER DORIS	CAMPBELL CASIE M	WAYMART BOROUGH	
STYER EVAN SR	CAMPBELL KATHRYN A		

BOCK NICHOLAS J BOCK CHRISTINE	BOCK NICHOLAS J BOCK CHRISTINE MUCHISKY WENDY	MOUNT PLEASANT TOWNSHIP	
YMALAY WENDELL T	ENGLE WENDY A	CANAAN TOWNSHIP	PARCEL G2EA
BAGEN ALAN C BAGEN LORRAINE T	DOLAGHAN THOMAS DOLAGHAN CYNTHIA	LEHIGH TOWNSHIP	
RUDE JAMES C EXR RUDE FREDERICK REST	RUDE JAMES C	CLINTON TOWNSHIP	
THODEN ROBERTA	NOWELL JEFFREY ANDREW	LAKE TOWNSHIP	LOT 2823
HIESTER DAVID E HIESTER PAULA E	HIESTER PAULA E	STERLING TOWNSHIP	LOT 116
SUTLIFF JOHN SUTLIFF BETTY	KLEPPER ANNIKA	PRESTON TOWNSHIP	LOT 17
ARANCIO EDWARD J AKA ARANCIO EDWARD AKA ARANCIO KATHLEEN M	ZISER THOMAS ZISER RICHELLE	BERLIN TOWNSHIP	LOT 8
SHAFFER LAVERNE BLAINE DAVIDSON DARLENE SHAFFER	LOCKLINS BOTTLED GAS INC	SALEM TOWNSHIP	
FULLER SHEILA BONHAM FRANK BONHAM ERIC	FULLER SHEILA BONHAM FRANK KELLOGG MARGARET BONHAM ERIC	MOUNT PLEASANT TOWNSHIP	
FULLER SHEILA BONHAM FRANK BONHAM ERIC	FULLER SHEILA BONHAM FRANK BONHAM ERIC KELLOGG MARGARET	MOUNT PLEASANT TOWNSHIP	
FREIERMUTH SUE ANN FREIERMUTH SUE ANN FREIERMUTH SUE ANN	FREIERMUTH SUE ANN FREIERMUTH SUE ANN FREIERMUTH SUE ANN	BERLIN TOWNSHIP BERLIN TOWNSHIP BERLIN TOWNSHIP	LOT C LOT BC
AMBROSINO JAMES AMBROSINO JOANNE	ONE FOUR ONE FIVE DAL LLC ONE FOUR ONE FIVE D A L L C	HONESDALE BOROUGH	
SCHMEDES JANET L BRIGGS JOHN C	BRIGGS JOHN C SCHMEDES JANET L	PAUPACK TOWNSHIP	LOT 7
JOHNSON MATTHEW RYAN JOHNSON VICTORIA	MAREE CASSIDY JANE	DAMASCUS TOWNSHIP	
GILLISPIE KAREN KATHLEEN GILLISPIE KAREN KATHLEEN	GILLISPIE KEN BYRON GILLISPIE KEN BYRON	STERLING TOWNSHIP LEHIGH TOWNSHIP	
CONTORNO BERNARD DEMARCO REBECCA CONTORNO REBECCA	LEANDRO RANDOL S QUIROS	SALEM TOWNSHIP	LOT 305
PAGANO CHRISTOPHER A PAGANO JODI M	CARTIER KEITH	DREHER TOWNSHIP	
MAIN STREET DESIGN ASSOCIATES LLC MAIN STREET DESIGN ASSOCIATES L L C	JOHNSON MATTHEW R JOHNSON VICTORIA	HONESDALE BOROUGH	LOT 1
VOLMER JOSHUA	DERSTINE DEBRA DERSTINE TRAVIS M	HAWLEY BOROUGH	
CARLSON ERIK CARLSON KRISTY	AMBROSINI ANTHONY	SALEM TOWNSHIP	LOT 2559

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

May 1, 2023–May 5, 2023

Monday, May 1, 2023

9:00 AM
Arbitrations- Rechner/S.Rutherford/Kane
Vender v Magyar and Magyar 328-2022-cv Kasprzyk/McGrath
241-2022-CV LVNV Funding v. Gierlowski Morris/ Thomas
336-2022-CV Cavalry v. Rusu Apothaker/Pro Se
348-2022-CV Flynn Stone Design & Fabrication v. O'Connor Design
Rydzewski/Fazzio
628-2019-CV Roskowski v. Black Stofko/Martin II Was scheduled for
1/2023.

Tuesday, May 2, 2023

8:45 AM
Garcia v. Daniels 647-2022-DR
Custody Hearing
Campbell/Bugaj

1:00 PM
DR-Contempt

1:30 PM
De Novo hearings

Wednesday, May 3, 2023

8:45 AM
Wargo v. Wargo 334-2022-DR
Custody Pre-Trial
Bugaj/Abda

9:00 AM
Central Court 3rd Floor Courtroom

10:00 AM
Dutton v. Dutton 608-2021-DR
Custody Review Conference
Lynott/Martin

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Stanley v. Hojnacki 373-2022-DR
Shared Custody Pre-Trial
Ruggerio/J.Ellis

2:15 PM
Edwards v. Edwards 116-2019-DR
Custody Pre-Trial
Williams/Campolieto

Thursday, May 4, 2023

9:00 AM
Formal Arraignment
Lupinski, Kaine A. 85-2023

9:00 AM
Commonwealth Matters
Violation of Parole 82-2022-CR Fuller, Vandergriff Burlein
Sentencing 19-2023-CR Williams, Timothy Martin II
Sentencing 32-2023-CR Davis, Myles MacDonald
Sentencings 61-2023-CR and 58-2023-CR Klavora, Frank Lenahan

9:30 AM
Commonwealth v. Calin Riffle 419-2021-CR
Sentencing
DA/Burlein

1:00 PM
Commonwealth Matters

12-2023-CR Riggs, Ethan Plea Rogan
20-2023-CR Duffy, Clinton Plea Farrell
48-2023-CR Arnoul, Caleb Plea Farrell
368-2022-CR Creech, Iris ARD Farrell
365-2022-CR O'Rourke, Michael ARD Farrell
18-2023-CR Ratz, Patricia ARD Farrell
229-2022-CR and 76-2022-CR Briscese, Jeremy GP Burlein
240-2022-CR Whiteman, Christopher GP Farrell
337-2022-CR Sentencing Lalima, Frank Rogan
321-2022-CR Sentencing Medina, Ramon Rogan

2:00 PM
Plea Offers
106-2022-CR Gerrity, James Rogan
241-2022-CR Wallen, Alexander Burlein
268-2022-CR Wignall, Todd Farrell
231-2022-CR Venticinque, Anthony Farrell
167-2022-CR Tetkoski, Joseph Burlein
76 & 229-2022-CR Briscese, Jeremy Burlein
197-2022-CR Dagna, Daniel Katsock

Friday, May 5, 2023

8:30 AM – 8:45 AM
Martin v. Lanza 72-2021-DR
Custody Pre-Trial Conference
Pro Se/Pro Se

8:45 AM
Benton-Vitz v. Bronson 36-2023-DR
Custody Pre-Trial
Phillips/J.Ellis

9:00 AM
PFA
34-2023-DR Gregory v. Wells Martin II/Bugaj

10:00 AM
Johnson v. Dancy 136-2019-DR
Rule to Dismiss
O'Malley/Pro Se

10:00 AM
Louis v. Silon 224-2020-DR
Hearing on Motion to Appoint Co-Parenting Counselor & Defendant's
Answer and New Matter
Campbell/Bugaj

10:30 AM
Smith v. Picchio 435-2022-DR
Contempt
Thomas/Martin II

11:00 AM
Patten v. Patten
Argument on Petition for special relief seeking Court Determination that Prior
Marriage Settlement agreement is Null & Void and of No Legal force and
effect.
Martin/Bugaj

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
May 1, 2023–May 5, 2023

Monday, May 1, 2023

9:00 AM
Paduck v. Nazar - Susquehanna County Case 2015-cv-1053
Pre-Trial and any arguments on dispositive motions

10:00 AM
Commonwealth v. Lewis Rickey Tucker
PCRA
DA/Pfaff
Defendant via Polycom

1:00 PM
In Re: K.H. 45-2022-JV
Dispositional Review
DA/Burlein

1:30 PM
In Re: D.A. 5-2023-JV
Uncontested Adjudicatory Hearing
DA/Martin II

Tuesday, May 2, 2023

9:00 AM
Dependency
9:00 4-2022-DP Permanency Review K.Scott Rechner/Collins/Martin II
Burlein

Wednesday, May 3, 2023

9:30 AM
Nationwide v Wallenpaupack Lake Estates 415-2020-cv
Settlement Conference
Martin/Terreri

10:00 AM
Return Day
Dispositive Motions:
Hocking/Ocasio v Castek 394-2021-cv Krowiak/Higgins
Gordon v Gordon 222-2020-cv Clause/Farrell
Argument on Zoning Board Appeal
Tebbenhoff v Hawley Borough Zoning Hearing Board 409-2022-cv
Campbell/Bernathy/Zimmer

11:00 AM
Name Change
24-2023-CV In Re: Knakkerguard Pro Se
26-2023-CV In Re: Murphy Ellis
31-2023-CV In Re: Ranzy Pro Se
101-2023-CV In Re: Hutton Pro Se
131-2023-CV In Re: Ward Pro Se

Thursday, May 4, 2023

9:00 AM
Keybank National Association v. Hanley 485-2022-CV
Argument on Summary Judgment
Haney/Pro Se

9:30 AM
In Re: Estate of Nicholson 65-2022-OCD
Hearing on Petition for Contempt
Penetar

10:00 AM
IN Re: J.R. 75-2023-CV
Hearing on Petition for Expungement of Involuntary Commitment or, in the alternative, restoration of Firearm rights
Gryskewicz/Hill/Lovette

1:00 PM
In Re: Z. M. Wyoming County Cases
2-2023-JV-Adjudication
13-2023-JV –Adjudication
11-2019-JV-Review
47-2022-JV-Review

Friday, May 5, 2023

9:00 AM
Residential Tax assessment appeals
484-2022-CV Culnane v. Assessment Pro Se/Kay
486-2022-CV Sullivan & Niles v. Assessment Pro Se/Kay
491-2022-CV Boguslavsky v. Assessment Pro Se/Kay
483-2022-CV Wass v. Assessment Pro Se/Kay
490-2022-CV Zirpoli v. Assessment Rechner/Kay
494-2022-CV Leonardi v. Assessment Pro Se/Kay
489-2022-CV Hodges v. Assessment Pro Se/Kay

ARBITRATION ROOM CALENDAR

May 1, 2023–May 5, 2023

Monday, May 1, 2023

1:00 PM
Covolus v. Javaruski 361-2021-DR
Divorce Conference (Zimmerman)
Cali/Farrell

Friday, May 5, 2023

9:00 AM
Bozella v. Pajalich 629-2018-DR
Custody Hearing
Collins/Muir



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