

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



22nd Judicial District

March 31, 2023

Vol. 13, No. 5

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.



© 2023 Legal Journal of Wayne County

*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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Publisher:  
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Honesdale, PA 18431

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

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

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

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

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

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew Meagher, *Second Judge*

**Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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Joseph W. Adams  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

District Attorney's Office  
**PRESS RELEASE**

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March 21, 2023 — Wayne County District Attorney A. G. Howell announced today the arrest of Mack J. Antonoff, age 62, of Pocono Lake, PA. Antonoff was charged with one count of Home Improvement Fraud, graded as a felony 2nd degree and one count of Theft By Deception, graded as a felony 3rd degree.

According to the Criminal Complaint Affidavit of Probable Cause filed by the Wayne County Detectives, Antonoff entered into a contract with the victim to install a heating and cooling system in the victim's residence. The victim paid Antonoff a total of \$9,976.40 for the work and material. Antonoff delivered material value at approximately \$3,008.00, but failed to complete any work. Antonoff then stopped all contact with the victim and failed to return the balance of the money that he received, totaling \$6,968.40.

Antonoff was already incarcerated in Monroe County on an unrelated matter. A preliminary arraignment was conducted virtually by Magisterial District Judge Carney. Bail was set at \$20,000.00 and he was remanded to the Wayne County Correctional Facility upon his release from Monroe County. His Central Court date was scheduled for March 29, 2023 at 9:00 am at the Wayne County Courthouse.

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*\*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.*

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District Attorney's Office  
**PRESS RELEASE**

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March 21, 2023 — Wayne County District Attorney A. G. Howell announced today the arrest of Ronald J. Barillo, age 63, of Lake Ariel, PA. Barillo was charged with six counts of Ethnic Intimidation, each graded as a felony 3rd degree, twelve counts of Stalking, each graded as a misdemeanor 1st degree and six counts of Harassment, each graded as a Summary.

The incident was reported to the Wayne County Detectives' Office on March 1, 2023. According to the Criminal Complaint Affidavit of Probable Cause filed by the Wayne County Detectives, between September 17, 2020 and August 28, 2022, Barillo repeatedly used racial slurs and epithets and made monkey noises at the victim. He also erected a large cutout of a Sasquatch and a smaller cutout of an orangutan that faced the victim's residence.

Barillo was arrested and brought before Magisterial District Judge Carney for a preliminary arraignment. Bail was set at \$100,000.00 – unsecured and he was released. His Central Court date was scheduled for April 5, 2023 at 9:00 am at the Wayne County Courthouse.

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*\*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.*

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**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

---

**ESTATE NOTICE**

Estate of John F. Hanley a/k/a John Frank Hanley  
Date of Death: December 31, 2018  
Late of Lake Township, Wayne County, PA

Kelly Wilmot, a/k/a Kelly Marie Wilmot, Administratrix

Warren Schloesser, Esq.  
Attorney for the Estate  
214 Ninth Street  
Honesdale, PA 18431

**3/31/2023 • 4/7/2023 • 4/14/2023**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Peter Graham and John Graham, Co-Executors of the Estate of Alexander J. Graham a/k/a Alexander Graham a/k/a Alexander John Graham, late of Wayne County, Lakeville, PA 18438, who died on

January 18, 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-Executors Peter Graham and John Graham, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**3/31/2023 • 4/7/2023 • 4/14/2023**

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**EXECUTOR NOTICE**

Estate of Cyrus Rennie England, Jr.  
AKA Cyrus R. England  
Late of Lehigh Township  
EXECUTOR

Jeffrey A. England AKA Jeffrey Alan England  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424  
ATTORNEY

Timothy B. Fisher II, Esq.  
Fisher & Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

**3/24/2023 • 3/31/2023 • 4/7/2023**

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**ESTATE NOTICE**

Estate of **Kyle Norman Rankinen** late of Newfoundland, Wayne County, Pennsylvania, deceased.

Letters of Administration on said Estate having been granted to the undersigned, all persons indebted thereto are requested to make immediate payment and those hav-

ing claims or demands against the same will present them without delay for settlement to:

Eric Rankinen  
1247 Deerfield Drive  
Williamsport, PA 17701

OR

Sudhir R. Patel, Esquire  
FANELLI, EVANS & PATEL, P.C.  
The Necho Allen  
No.1 Mahantongo Street  
Pottsville, PA 17901

3/24/2023 • 3/31/2023 • 4/7/2023

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**EXECUTOR NOTICE**

Estate of Charles Taraskewicz  
Late of Matamoras Borough  
EXECUTOR  
Mark Nynka  
95 South Hillside Ave.  
Succasunna, NJ 07876  
ATTORNEY  
Ronald M. Bugaj, Esq.  
Bugaj/Fischer, PC  
308 9th St., PO Box 390  
Honesdale, PA 18431

3/24/2023 • 3/31/2023 • 4/7/2023

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**ESTATE NOTICE**

Estate of Joseph M. Guinther also known as Joseph Martin Guinther and Joseph Guinther, late of Honesdale Borough, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Lorie Ann Smith PO Box 651, Honesdale, PA 18431; Attorney for

Estate: Stephen Jennings, Esquire,  
303 Tenth Street, Honesdale,  
Pennsylvania 18431.

3/24/2023 • 3/31/2023 • 4/7/2023

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of MARY PORTO, late of Lake Ariel, PA., Date of death November 30, 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 Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/24/2023 • 3/31/2023 • 4/7/2023

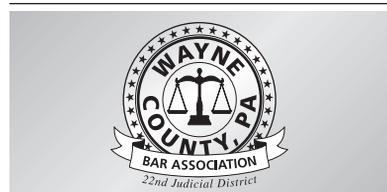
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**ESTATE NOTICE**

ESTATE NOTICE  
Estate of David W. Hartung  
Late of Dyberry Township  
David G. Hartung  
412 Niles Pond Road  
Honesdale PA 18431  
Executor of the Estate  
Steven E. Burlein, Esquire  
P.O. Box 793  
Honesdale PA 18431  
Attorney for the Estate

3/17/2023 • 3/24/2023 • 3/31/2023

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**OTHER NOTICES**

**NOTICE**

IN THE COURT OF COMMON  
PLEAS OF THE 22nd JUDICIAL  
DISTRICT  
COMMONWEALTH OF PENN-  
SYLVANIA  
COUNTY OF WAYNE

CIVIL ACTION - LAW

ACTION TO QUIET TITLE

NO. 434 CIVIL 2022

THOMAS C. TALLMAN, JR. and  
LINDA S. TALLMAN, husband  
and wife  
29 Stourbridge Lane  
Honesdale, Pennsylvania 18431,  
Plaintiffs

VS.

THOMAS HOFFNER, His Heirs,  
Assigns, Administrators and  
Executors,  
Defendant

.....

**ORDER FOR ENTRY OF  
DEFAULT JUDGMENT TO  
QUIET TITLE**

.....

AND NOW, this 15th day of  
March, 2023, upon consideration of  
Plaintiffs' Motion for Default Judg-  
ment to Quiet Title pursuant to  
Pa.R.C.P. 1066(a), it is hereby  
ORDERED that a judgment by  
default be entered against Defendant  
THOMAS HOFFNER, his heirs,  
executors, administrators, assigns,

and any and all other persons claim-  
ing any right, title or interest in or to  
the real property described in Plain-  
tiffs' Complaint that is inconsistent  
with the interest or claim of Plain-  
tiffs as set forth in the Complaint,  
unless the Defendant files an answer  
or other responsive pleading to  
Plaintiffs' Complaint within thirty  
(30) days of the date of this Order.

Plaintiffs are required to publish  
this Order once in the Wayne Inde-  
pendent and Wayne County Legal  
Journal and file proof of publication  
of same with the Court. Upon  
praecipe of the Plaintiffs after the  
expiration of thirty (30) days from  
the date of this Order, the Prothono-  
tary shall enter final judgment  
against the defendants named herein  
as set forth above, provided that the  
defendants do not take any action of  
record within thirty (30) days of the  
date of this Order. Plaintiffs,  
Thomas C. Tallman Jr. and Linda S.  
Tallman, his wife, obtained the prop-  
erty by way of a deed dated June 5,  
2019, and it is recorded in Wayne  
County Record Book 5481 at Page  
302, and Thomas C. Tallman Jr. and  
Linda S. Tallman, his wife, are now  
the owners of this property, provid-  
ing no appeal is filed to this Order.

MATTHEW J. MEAGHER, Judge

**3/31/2023**

**NOTICE**

Notice is hereby given that  
Tammy's Elegant Frames, 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 Creation and Distribution of Custom Framing and Artworks 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: 117 Maple Ave. Lake Ariel, PA 18436

3/31/2023

#### **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 APRIL 12, 2023**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Co., as Trustee for the Certificatsholders of Soundview Home Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of April, 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 or tract of land situate, lying and being in Gouldsboro, in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, shown outlined with brown upon blueprint map filed in Map Book 13, page 187, and bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of Second Street, said point being distant two hundred sixty-four (264) feet, measured South five (5) degrees twenty-two (22) minutes East from a concrete monument corner, common to land now or formerly of Varona Pisco and land now or formerly of the Delaware, Lackawanna and Western Railroad Company; thence North eighty-four (84) degrees thirty-eight (38) minutes East a distance of one hundred seventy-five (175) feet, more or less, to a point; thence south thirteen (13) degrees three (03) minutes West a distance of eighty-four and thirty-two (84.32) feet, more or less, to a point; thence South eight-four degrees thirty-eight minutes West a distance of one hundred forty-eight and thirty-three one hundredths (148.33) feet, more or less, to a point in said easterly line of Second Street; thence along said line of Second Street North five (5) degrees twenty-two (22) minutes West a distance of eighty (80) feet to the point of beginning.

Title to said Premises vested in Thomas L. Glancey by Deed from Cory M. Bell dated January 6, 2005 and recorded on February 3, 2005 in the Wayne County Recorder of Deeds in Book 2706, Page 26 as Instrument No. 200500001221.

Being known as: 37 2nd Street, Gouldsboro, PA 18424

Tax Parcel Number: 14-0-0020-0140.-

Seized and taken in execution as property of:  
Thomas L. Glancey 37 2nd Street, GOULDSBORO PA 18424

Execution No. 126-Civil-2019  
Amount \$94,623.85 Plus additional costs

January 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.**

Nathalie Paul, Esq.

**3/17/2023 • 3/24/2023 • 3/31/2023**

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**SHERIFF'S SALE  
APRIL 19, 2023**

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of April, 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 PIECE**, parcel or lot of land situate, lying and being the Township Of Buckingham, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in the center of Pennsylvania Route 63050; thence along the line of premises conveyed by grantors to Francis E. Batey, et ux, Sotuh 76 degrees 36 minutes East 407.57 feet to the middle of said creek; thence along the Line of other lands of grantor North 77 degrees 22 minutes West 448.2 feet to the middle of the aforesaid public road; thence along the middle of Said road in southerly direction 120 feet more or less to the place of **BEGINNING**.

ALSO KNOWN AS: 936 Equinunk Creek Road, Lakewood, PA 18439-3910

Parcel No. 03-0-0164-0010.0007-

BEING the same premises which Robert R. Kenyon, Sr and Donna Kenyon, husband and wife by Deed dated November 20, 2009 and recorded in the Office of Recorder of Deeds of Wayne County on November 25, 2009 at Book 3907, Page 57 granted and conveyed unto Seth D. Pennington and Diane J. Mitarotonda. Seth D. Pennington departed this life on 06/22/2019.

Seized and taken in execution as property of:

Stacey Ann Pennington  
Bartholomew, as Admtx. to the Estate of Seth D. Pennington ak/a Seth Dorin Pennington, Jr., Deceased 5 Blackberry Lane CENTER MORICHES NY 11934  
Amy Pennington, as Admtx., to the Estate of Seth D. Pennington aka Seth Dorian Pennington, Jr., Deceased 2442 8th Avenue, N #206 SEATTLE WA 98109  
Seth Dorian Pennington, III, as Admtr., to the Estate of Seth D. Pennington aka Seth Dorian Pennington, Jr., Deceased 333 Crescent Avenue LEONIA NJ 07605  
Diane J. Mitarotonda 56 Turner Court PLEASANT MOUNT PA 18453

Execution No. 79-Civil-2022  
Amount \$149,751.42 Plus additional costs

January 26, 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. Matthew C. Fallings Esq.

3/24/2023 • 3/31/2023 • 4/7/2023

**SHERIFF'S SALE  
APRIL 19, 2023**

By virtue of a writ of Execution instituted by: PNC Bank 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 19th day of April, 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:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF PENNSYLVANIA, COUNTY OF WAYNE, CITY OF LAKE ARIEL DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 1214 IN SECTION 12 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 OF WAYNE COUNTY, PENNSYLVANIA; APRIL 9, 1970 IN PLAT BOOK 5, PAGES 26 AND 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34 AND 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGES 57 AND 58; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 59 AND 61 THROUGH 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGES 66 THROUGH 68; MAY 10, 1971 IN PLAT BOOK 5, PAGES 69 THROUGH 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 73 THROUGH 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 THROUGH 104.

ALSO KNOWN AS 1214 Lakeview Drive West, a/k/a 809 The Hideout, Lake Ariel, PA 18436

Parcel No.: Control No. 042146 / Tax Map No. 12-0-0019-0088

BEING the same premises which FREDERICK FRANCHI AND SUSAN FRANCHI, HUSBAND AND WIFE by Deed dated

06/17/2003 and recorded in the Office of Recorder of Deeds of Wayne County on 08/28/2003 at Book 2318, Page 277 granted and conveyed unto JOSEPH FERENO AND FRIEDA FERENO.

Seized and taken in execution as property of:  
Frieda Fereno 1214 Lakeview Drive West 809 The Hideout LAKE ARIEL PA 18436

Execution No. 269-Civil-2022  
Amount \$163,498.81 Plus additional costs

January 25, 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.**

Matthew C. Fallings Esq.

**3/24/2023 • 3/31/2023 • 4/7/2023**

## CIVIL ACTIONS FILED

*FROM MARCH 4, 2023 TO MARCH 10, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1999-20609	SMITH RICHARD WALTER	3/10/2023 10:28	SATISFACTION	—
2000-20065	SMITH RICHARD WALTER	3/10/2023 10:28	SATISFACTION	—
2015-20789	DOHERTY JASON	3/06/2023 12:40	SATISFACTION	—
2016-20101	VISIONQUEST INC	3/06/2023 1:00	SATISFACTION	—
2017-20193	ENSLIN CHRISTOPHER JAME	3/10/2023 10:29	SATISFACTION	—
2019-00359	GILBERT NANCY M	3/07/2023 12:30	SATISFACTION	—
2019-21006	VISIONQUEST INC	3/06/2023 1:01	SATISfACTION	—
2021-00336	ROBINSON PHILIP	3/09/2023 2:19	SATISFACTION	—
2021-00410	TSIREKIDZE DAVID	3/07/2023 3:20	SATISFACTION	—
2021-20187	MUNN KELLY ANN	3/10/2023 10:28	SATISFACTION	—
2021-20638	TOPOLSKI SARAH	3/10/2023 10:28	SATISFACTION	—
2021-20647	DEMING DIANE	3/10/2023 10:28	SATISFACTION	—
2021-20721	PRICE RYSENE TRAVIS	3/10/2023 10:28	SATISFACTION	—
2021-20777	NAGY JOSEPH	3/10/2023 10:28	SATISFACTION	—
2022-00321	BUCHANAN VAUGHN I SR	3/07/2023 3:09	JUDGMENT NON PROS	—
2022-00327	THAXTON JOHN ANDREW	3/09/2023 8:48	VACATE JUDGMENT	—
2022-00327	THAXTON ERICKA LYNN	3/09/2023 8:48	VACATE JUDGMENT	—
2022-00397	AHPA PROPERTIES INC	3/07/2023 10:28	AMENDED FINAL JUDGMT	—
2022-00397	HEINLEIN GEORGE	3/07/2023 10:28	AMENDED FINAL JUDGMT	—
2022-20091	BENDER JENNIFER M	3/07/2023 8:01	SATISFACTION	792.35
2022-20091	ROSENBERGER RALPH W	3/07/2023 8:01	SATISFACTION	792.35
2022-20102	VISIONQUEST INC	3/06/2023 1:01	SATISFACTION	—
2022-20334	WAYNE BANK GARNISHEE	3/09/2023 3:03	GARNISHEE/DISC ATTCH	—
2023-00020	BORUSHAK SCOTT.	3/08/2023 1:53	DEFAULT JUDGMENT	78,961.70
2023-00020	BORUSHAK MICHELLE LEE	3/08/2023 1:53	DEFAULT JUDGMENT	78,961.70
2023-20032	LENCZEWSKI BRIAN	3/07/2023 8:00	SATISFACTION	879.72
2023-20032	LENCZEWSKI JENNIFER	3/07/2023 8:00	SATISFACTION	879.72
2023-20104	EISELE JASON K,	3/06/2023 3:47	FEDERAL TAX LIEN	50,502.75
2023-20104	PROPST AIMEE E	3/06/2023 3:47	FEDERAL TAX LIEN	50,502.75
2023-20105	AMAZONILE LLC	3/07/2023 8:05	MUNICIPAL LIEN	327.30
2023-20106	HERTZOG TYLER	3/07/2023 8:05	MUNICIPAL LIEN	327.30
2023-20107	HOWANITZ DONALD J	3/08/2023 12:16	TAX LIEN	15,605.03
2023-20108	KROMPASKY ANDREW J	3/08/2023 12:16	TAX LIEN	7,404.78
2023-20108	FRANCE CHRISTINE	3/08/2023 12:16	TAX LIEN	7,404.78
2023-20109	WALLINGFORD CHRIS	3/08/2023 3:32	WRIT OF REVIVAL	77,424.01
2023-20109	WALLINGFORD BUILDERS D/B/A	3/08/2023 3:32	WRIT OF REVIVAL	77,424.01
2023-20110	FRANCIS JOHN	3/09/2023 11:12'	JP TRANSCRIPT	6,182.25
2023-20111	JDF CONCRETE SERVICES LLC	3/09/2023 11:28	JP TRANSCRIPT	11,930.70
2023-20112	GERSHONOWITZ JOSEPH	3/10/2023 10:27	JUDGMENT	8,911.01

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

2023-20113	STIGERWALT JACK	3/10/2023 10:27	JUDGMENT	13,940.68
2023-20114	BENNETT MARK A	3/10/2023 10:27	JUDGMENT	1,210.75
2023-20115	HAUN GARY J	3/10/2023 10:27	JUDGMENT	2,409.75
2023-20116	GRAGNANO MARC EDWARD	3/10/2023 10:27	JUDGMENT	2,383.25
2023-20117	CARROLL WENDY L	3/10/2023 11:19	JP TRANSCRIPT	1,515.33
2023-20118	STOKES SCOTT	3/10/2023 11:35	JP TRANSCRIPT	9,279.44
2023-20119	HALLOCK JILLIAN	3/10/2023 11:56	JP TRANSCRIPT	1,251.21
2023-20120	HENDRICKSON JOSEPH	3/10/2023 12:14	JP TRANSCRIPT	4,006.77
2023-40008	MONAGHAN FIRMSTONE LLC OWNERS P	3/06/2023 1:23	STIP VS LIENS	—
2023-40008	DAKAN ENTERPRISES INC CONTRACTOR	3/06/2023 1:23	STIP VS LIENS	—
2023-90021	ESTATE OF JAY MATTOX, DCD	P 3/08/2023 11:48	ESTATE CLAIM	3,196.68

**CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00129	ST TIKHONS ORTHODOX MONASTERY	PETITIONER	3/07/2023	—
2023-00129	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	3/07/2023	—
2023-00132	HOME DEPOT USA INC	PETITIONER	3/09/2023	—
2023-00132	WAYNE COUNTY BOARD OF ASSESSMENT, & REVISION OF TAXES	RESPONDENT	3/09/2023	—
2023-00132	WAYNE COUNTY	RESPONDENT	3/09/2023	—
2023-00132	TOWNSHIP TEXAS	RESPONDENT	3/09/2023	—
2023-00132	WAYNE HIGHLANDS SCHOOL DISTRICT	RESPONDENT	3/09/2023	—
2023-00134	GUIMENTO JANICE A	PETITIONER	3/09/2023	—
2023-00134	WAYNE COUNTY TAX ASSESSMENT	RESPONDENT	3/09/2023	—
2023-00135	HORNE GREGORY H	PETITIONER	3/09/2023	—
2023-00135	WAYNE COUNTY TAX ASSESSMENT	RESPONDENT	3/09/2023	—
2023-00136	SKIRPAN GREGORY	PETITIONER	3/09/2023	—
2023-00136	WAYNE COUNTY TAX ASSESSMENT	RESPONDENT	3/09/2023	—
2023-00138	LIBERTY SHELL INC	PETITIONER	3/10/2023	—
2023-00138	WAYNE COUNTY BOARD ASSESSMENT	RESPONDENT	3/10/2023	—

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00126	KELLAM SANDRA	PLAINTIFF	3/06/2023	—
2023-00126	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	3/06/2023	—

**CIVIL APPEALS — AGENCIES: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00133	SCHNELLER JEFFREY	PLAINTIFF	3/09/2023	—
2023-00133	SCHNELLER HEDY	PLAINTIFF	3/09/2023	—
2023-00133	ZONING HEARING BOARD OF CHERRY RIDGE TOWNSHIP	DEFENDANT	3/09/2023	—
2023-00133	CHERRY RIDGE TOWNSHIP	DEFENDANT	3/09/2023	—
2023-00133	SAMBUCA ANTHONY J JR	DEFENDANT	3/09/2023	—
2023-00133	SAMBUCA DELANI L	DEFENDANT	3/09/2023	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00128	DISCOVER BANK	PLAINTIFF	3/07/2023	—
2023-00128	MILLER THOMAS	DEFENDANT	3/07/2023	—
2023-00141	DISCOVER BANK	PLAINTIFF	3/10/2023	—
2023-00141	WOOLRIDGE KIMBERLY A	DEFENDANT	3/10/2023	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00125	LESCINSKI DAVID	PLAINTIFF	3/06/2023	—
2023-00125	SEPRAGEN CORPORATION	DEFENDANT	3/06/2023	—
2023-00130	RIEDEL CANDACE	PLAINTIFF	3/07/2023	—
2023-00130	CG S VACATION RENTAL PROPERTY MANAGEMENT LLC	PLAINTIFF	3/07/2023	—
2023-00130	CARCHEDI BRIAN A	DEFENDANT	3/07/2023	—
2023-00130	DOE JOHN	DEFENDANT	3/07/2023	—
2023-00139	PAPARELLA GREGORY G	PLAINTIFF	3/10/2023	—
2023-00139	SANTANDER CONSUMER USA INC	DEFENDANT	3/10/2023	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00131	WARD LACIE	PETITIONER	3/08/2023	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00127	REGISTER OF WILLS DEBORAH L BATES	PETITIONER	3/07/2023	—
2023-00127	BATES DEBORAH L	PETITIONER	3/07/2023	—
2023-00137	DENNIS TIMOTHY E	PETITIONER	3/10/2023	—
2023-00137	1987 FLEETWOOD MOBILE HOME VIN-VAFLWG1AH161918014	PETITIONER	3/10/2023	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00140	BANK OF AMERICA NA	PLAINTIFF	3/10/2023	—
2023-00140	KRISOVICH KARA	DEFENDANT	3/10/2023	—
2023-00140	KRISOVICH PETER	DEFENDANT	3/10/2023	—
2023-00140	KRISOVICH NANCY E AKA	DEFENDANT	3/10/2023	—
2023-00140	KRISOVITCH NANCY	DEFENDANT	3/10/2023	—
2023-00142	CARRINGTON MORTGAGE SERVICES	PLAINTIFF	3/10/2023	—
2023-00142	WATSON CODY	DEFENDANT	3/10/2023	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 20, 2023 TO MARCH 24, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
GORDON THOMAS	CITIZENS BANK	PAUPACK TOWNSHIP	
GORDON CRISTINA			320,000.00
COOPER JIMMY RAY	DIME BANK	LAKE TOWNSHIP	400,000.00
LINGENHOL FELICIA AMY	SUMMIT MORTGAGE CORPORATION	TEXAS TOWNSHIP 3	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		140,650.00
RESTI PATRICK J	DIME BANK	HONESDALE BOROUGH	
LONG LAURA B			165,000.00
RESTI LAURA B			
MOSER ERIC J	DIME BANK	SOUTH CANAAN TOWNSHIP	
MOSER SHANEQUA L			20,000.00
WAJDA ANTHONY	DIME BANK	PAUPACK TOWNSHIP	
ABRUZZOWAJDA AUDRA M			30,000.00
WAJDA AUDRA M ABRUZZO			
DEVOE JOHN	DIME BANK	DAMASCUS TOWNSHIP	150,000.00
BARON DANIEL A	DIME BANK	SALEM TOWNSHIP	
BARON CHERI			30,000.00
HICKEY ROBERT L SR	DIME BANK	DREHER TOWNSHIP	
HICKEY LINDA L			25,000.00
LOWE ERIK	CARDINAL FINANCIAL COMPANY	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		118,131.00
SIZER BRIAN S	DIAMOND CREDIT UNION	MANCHESTER TOWNSHIP	
SIZER TAMMY G			50,000.00
ELLIS BRENDAN R	DIME BANK	TEXAS TOWNSHIP	
ELLIS JESSICA M			100,000.00
BRADY AUSTIN P	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
BRADY CASEY R			65,000.00
FOX RIDGE SPORTSMEN ASSOCIATION	WAYNE BANK	DAMASCUS TOWNSHIP	48,500.00
BESKO REALTY HOLDINGS	DIME BANK	SALEM TOWNSHIP	250,000.00
RICCIARDI PATRICE	FIDELITY DEPOSIT & DISCOUNT BANK	SALEM TOWNSHIP	125,000.00
BABYAK NOEL	ESSA BANK & TRUST	HAWLEY BOROUGH	
	E S S A BANK & TRUST		116,250.00
CULURIS ANTHONY	WELLS FARGO BANK	LAKE TOWNSHIP	261,900.00
BLOOMFIELD CARL MICHAEL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	KEYSTONE FUNDING INC		580,000.00
DEAN CHARLES LLC	HONESDALE NATIONAL BANK	PALMYRA TOWNSHIP	
DEAN CHARLES L L C			120,000.00

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

HAZEN JAMES W	ECONOMIC DEVELOPMENT COUNCIL OF NE PA	MANCHESTER TOWNSHIP	
HAZEN ELIZABETH M	NORTHEASTERN PA ALLIANCE		50,000.00
MACK SHALENE	WAYNE BANK	PRESTON TOWNSHIP	
MACK JASON			85,000.00
AGUIRRE EDWIN	NATIONSTAR MORTGAGE LLC NATIONSTAR MORTGAGE L L C MR COOPER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
MAY HEATHER L	HONSDALE NATIONAL BANK	WAYMART BOROUGH	138,000.00
MAY JOHN J SR			25,000.00
SHAFFER DONALD L	WAYNE BANK	LAKE TOWNSHIP	
SHAFFER MARLENE			200,000.00
CIRIACO CARMEN R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
MASLOWSKI KRZYSZTOF	TRUSTAR MORTGAGE		147,283.00
TOURJE STEVEN D	HONSDALE NATIONAL BANK	PRESTON TOWNSHIP	150,000.00
CLYMER SHANE	PNC BANK P N C BANK	LEHIGH TOWNSHIP	
KELLY DANIEL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	199,920.00
KELLY HEATHER	PENTAGON FEDERAL CREDIT UNION		300,000.00

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**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
BLACK & NICHOLS	KREHUL BRENDA TR JANSSEN ANDREA TR ASCALONA FAMILY IRREVOCABLE TRUST	BERLIN TOWNSHIP	
POWNER STEVEN R EXR HIGHHOUSE DONNA L EXR POWNER RICHARD JAMES EST AKA POWNER RICHARD J EST AKA POWNER RICHARD EST AKA	LINGENHOL FELICIA AMY	TEXAS TOWNSHIP 3	
SPROVKIN BARBARA AKA SPROVKIN BARBARA A AKA	SPROVKIN JOSEPH TR SPROVKIN JEFFREY TR SPROVKIN IRREVOCABLE FAMILY TRUST AGREEMENT	PRESTON TOWNSHIP	
VANKEUREN RICHARD VANKEUREN LENORE R	KEARON NANCY	LEHIGH TOWNSHIP	
ELMQUIST RUDOLPH A SR ELMQUIST PATRICIA D ELMQUIST TIFFANY C	KLEIN DONNA M LOTZ MARGARET D	DREHER TOWNSHIP	
ZURN JOHN C AKA ZURN JOHN CHARLES AKA	ZURN MATTHEW MARK TR ZURN FAMILY IRREVOCABLE GRANTOR TRUST	PAUPACK TOWNSHIP	LOT 66
ZURN JOHN AKA ZURN FRANCES E AKA ZURN FRANCES ELIZABETH AKA ZURN FRANCES AKA			LOT 48
MATYLEWICZ GARY EXR  MATYLEWICZ MAUREEN J EST AKA NEPA MAUREEN EST AKA	MAUREEN J MATYLEWICZ REVOCABLE AGREEMENT	CLINTON TOWNSHIP	
BEETEL DONNA M	SPARANO DEBRA BEETEL KEN	LEHIGH TOWNSHIP	LOT 12
PAPAZIAN HARRY PAPAZIAN DIANE	LOWE ERIK	LAKE TOWNSHIP	LOT 1423
SMITH DONNA EXR AKA SMITH DONNA MARIE EXR AKA COBURN HARRY MACTRAVERS EST AKA COBURN HARRY EST AKA COBURN HARRY M EST AKA	SMITH DONNA M	DAMASCUS TOWNSHIP	LOT 3
SEDER ANDREW M GANTT JEANNEAN	SEDER ANDREW M WHAUMBUSH JACQUE P	LEHIGH TOWNSHIP LEHIGH TOWNSHIP	
LUTZ CHARLES B LUTZ KAREN L	LUTZ KAREN L	PAUPACK TOWNSHIP	PARECL 11R

COLLINS DOROTHY W EST AKA COLLINS DOROTHY WILLIAMS EST AKA WILLIAMS DOROTHY RUTH EST AKA WILLIAMS DOROTHY R EST AKA COLLINS DOROTHY RUTH EST AKA COLLINS DOROTHY R EST AKA COLLINS DOROTHY EST AKA COLLINS MARK E ADM AKA COLLINS MARK ELLIS ADM AKA	COLLINS MARK E	CANAAN TOWNSHIP	
HUBBERT DWAYNE	SCHLOTT TINA L SCHLOTT RAYMOND A	DAMASCUS TOWNSHIP	
ISELL PATRICIA AKA GRABOWSKI PATRICIA A AKA	AMAN LISA MICHELLE AMAN BRIAN THOMAS	LEHIGH TOWNSHIP	LOT 94
MORGAN RAYMOND	RICCIARDI PATRICE	SALEM TOWNSHIP	LOT 379
RIZZO JOHN F MILLER ROBERT P	RIZZO JOHN F MILLER ROBERT P	MANCHESTER TOWNSHIP	
MILLER THERESA M AKA MILLER THERESA AKA	MILLER THERESA M MILLER ROBERT J		
MENECHINO SUSANNE MENECHINO PETER	BABYAK NOEL	HAWLEY BOROUGH	
ERVIN MACHINA	RODGERS CHARLES GLENN RODGERS KIMBERLY	LAKE TOWNSHIP	
RAPP KEVIN R RAPP LISA M	RAPP KEVIN R RAPP LISA M	LAKE TOWNSHIP	LOT 557R
YERKES KATHRYN C TR YERKES CHARLES W III TR KATHRYN C YERKES REVOCABLE TRUST	YERKES KATHRYN C TR YERKES CHARLES W III TR KATHRYN C YERKES REVOCABLE TRUST	SALEM TOWNSHIP	
CHARLES W YERKES III REVOCABLE TRUST	CHARLES W YERKES III REVOCABLE TRUST		LOT 50R
ROTOLO VINCENT ROTOLO ROSEMARY	ROTOLO ROSEMARY TR ROSEMARY ROTOLO REVOCABLE TRUST ROTOLO VINCENT A TR VINCENT A ROTOLO REVOCABLE TRUST	PAUPACK TOWNSHIP	LOT 151
CULURIS ANDREW V JR CULURIS LINDAANN	CULURIS ANTHONY VINCENT	LAKE TOWNSHIP	LOT 2174
AYOUB JAMES AYOUB AUDREY	BLOOMFIELD CARL MICHAEL	PAUPACK TOWNSHIP	
SMITH VERONICA E AGENT LOUGHRAN VERONICA E AGENT LOUGHRAN VERONICA AGENT	DEAN CHARLES LLC DEAN CHARLES L L C	PALMYRA TOWNSHIP	
NILES RUTH F AKA BY AGENT NILES RUTH AKA BY AGENT			
DICKINSON ROBERT L DICKINSON JOANNE	ZEPP RODNEY	DREHER TOWNSHIP	

THOMAS CAROL ELKINS BY AGENT THOMAS WILLIAM ALAN AGENT THOMAS WILLIAM ALAN	THOMAS WILLIAM ALAN	STERLING TOWNSHIP	PARCELA
FRITZ MARIE T FRITZ DEBORAH M	FRITZ DEBORAH M	HONESDALE BOROUGH	LOT 1
ROPKE SCOTT D TR ROPKE THOMAS M TR CHRISTIAN F ROPKE TRUST	ROPKE SCOTT D JR TR ENGVALDSEN JACQUELYN M TR SCOTT ROPKE IRREVOCABLE TRUST	DAMASCUS TOWNSHIP	
STELLA E ROPKE TRUST	PAMELA ROPKE IRREVOCABLE TRUST		
ROPKE SCOTT D TR ROPKE THOMAS M TR CHRISTIAN F ROPKE TRUST	ROPKE SCOTT D JR TR ENGVALDSEN JACQUELYN M TR SCOTT ROPKE IRREVOCABLE TRUST	DAMASCUS TOWNSHIP	
STELLA E ROPKE TRUST	PAMELA ROPKE IRREVOCABLE TRUST		
SMITH VERNON	SMITH BRANDY HECTOR MARESSA	MANCHESTER TOWNSHIP	
SMITH BRANDY HECTOR MARESSA	SMITH BRANDY HECTOR MARESSA	MANCHESTER TOWNSHIP	
SMITH VERNON	SMITH VERNON	MANCHESTER TOWNSHIP	
MILAU RONALD E FERRIOLO JOAN M	AGUIRRE EDWIN	LAKE TOWNSHIP	LOT 12
CARDONE DARREN	OCONNELL CHESTER OCONNELL BERNADETTE M	CHERRY RIDGE TOWNSHIP	
SOSA JORGE LUIS AKA LUIS JORGE AKA	BARTOLO JUAN CARLOS II GARCIA ELIO LOPEZ	MANCHESTER TOWNSHIP	
WAYNE COUNTY TAX CLAIM BUREAU LAKE CADJAW ASSOCIATION	LAKE CADJAW WATERSHED ASSOCIATION	CHERRY RIDGE TOWNSHIP	
BROWNELL RONALD G	BROWNELL WILLIAM PAYNE ELLEN K	PRESTON TOWNSHIP	
EMSWELLER PROPERTIES	PIAZZA DEBRA SLACK MICHAEL	SALEM TOWNSHIP	LOT 391
RISHEL DAMIEN	CIRIACO CARMEN R MASLOWSKI KRZYSZTOF	SALEM TOWNSHIP	LOT 525 A
ROBESON PAUL L	ROBESON PAUL L ROBESON TAMMY	SALEM TOWNSHIP	LOT 336
MARTINEZ ALVARO H AKA MARTINEZRIVERA ALVARO H AKA	GONZALEZ LEONOR  OSORIO DAVID MARTINEZ MARIAISABEL	DREHER TOWNSHIP	
SKUTKA KAREN E	CLEFFI WILLIAM J CLEFFI DEBRA	SOUTH CANAAN TOWNSHIP	
MEIK PROPERTIES CORP	CLYMER SHANE	LEHIGH TOWNSHIP	
MCGOWAN KEVIN S	SEITZ JOANNA J	DAMASCUS TOWNSHIP	
RYAN MARGARET ADM CUNNINGHAM WALTER EST	FISHER BRADLEY S	LAKE TOWNSHIP	
BROPHY JEFFREY M BROPHY KRISTIN K	GAVIN MANAGEMENT LLC GAVIN MANAGEMENT L L C	LAKE TOWNSHIP	

GLESSNER DAVID L	KELLY DANIEL	LAKE TOWNSHIP	
GLESSNER LINDA J	KELLY HEATHER		
GLESSNER KYLE			LOT 2990
SWINGLE KENNETH A	SWINGLE KENNETH A	LAKE TOWNSHIP	
	SWINGLE JEAN M		LOT 2
MCGUIRE KAREN LYNN	SCHRIEVER CRAIG	LAKE TOWNSHIP	
MCGUIRE ROBERT M	SCHRIEVER IRENE		
MCGUIRE DANIELLE			LOT 1597
ZORY RONALD M AKA	ZORY RONALD M SR	BUCKINGHAM TOWNSHIP	
ZORY RONALD M SR AKA	ZORY JANICE L		PARCEL 1
CAPPIELLO JOHN	CAPPIELLO JOHN TR	LAKE TOWNSHIP	
DIORIOCAPPIELLO ELIZABETH	CAPPIELLO ELIZABETH DIORIO TR		
CAPPIELLO ELIZABETH DIORIO	DIORIOCAPPIELLO ELIZABETH TR		
	CELJOHN TRUST		LOT 90



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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*April 3, 2023–April 7, 2023*

---

**Tuesday, April 4, 2023**

11:30 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

---

1:00 PM  
Daniels v. Daniels 237-2022-DR  
Relocation pre-trial Conference  
Bugaj/Muir

---

1:30 PM  
Latimer v. Latimer 607-2021-DR  
Hearing on Motion to withdraw as counsel  
Martin II/Farrell

**Wednesday, April 5, 2023**

8:30 AM  
Gries/Neary v. Gries 547-2021-DR  
Motion to Extend PFA  
Bugaj/Lenahan

---

9:00 AM  
Gries v. Gries 555-2021-DR  
Custody Pre-Trial  
Bugaj/Riccardo/Collins

---

9:00 AM  
Central Court 3rd Floor Courtroom

---

9:30 AM  
PFA

---

12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

**Thursday, April 6, 2023**

9:00 AM  
Commonwealth Matters  
Sentencing 191 & 324-2021-CR Chmelik, Dustean Farrell  
Sentencing 206-2022-CR Jefferson, Tupico Burlein  
Sentencing 364-2022-CR Lazaro, Tyler Farrell

Sentencing 302-2022-CR Stinnard, Darrin Burlein  
Sentencing 290-2022-CR Perra, Farrah Burlein  
Sentencing 361-2021-CR Burpo, Nancy Martin II  
Sentencing 287-2022-CR Bradley, Bruce Brown  
Sentencing & Restitution Hearing 239-2022-CR Bolstridge, Stephen Martin II

---

11:00 AM  
Com v Sheerer 37-2022-CR and 358-2022-CR  
Mtn to Sever  
DA/Toczydlowski

---

1:00 PM  
Call of the List  
48, 57-2023-CR Arnoul, Caleb  
1-2023-CR Austin, Tyler  
336-2022-CR Baumgartner, Fred  
404-2021-CR Bednarczyk, Richard  
27-2023-CR Bellino, Patrick  
225-2022-CR Bingham, Matthew  
38-2023-CR Boone, Harry  
76 & 229-2022-CR Briscese, Jeremy  
329-2022-CR Cintron, Divine  
77-2022-CR Peters, Clarence  
297-2021-CR Conklin, Michael  
197-2022-CR Dagna, Daniel  
32-2023-CR Davis, Myles  
31-2023-CR Dearie, Evan  
352 & 353-2022-CR Deforge, Brandon  
20-2023-CR Duffy, Clinton  
55-2023-CR Edelman, Nancy  
309-2022-CR Escarffullett-Perez, Eric  
175-2022-CR Evans, Mark  
327-2022-CR Fetherman II, William  
5-2023-CR Forman, Devante  
30-2023-CR George, Sean  
106-2022-CR Gerrity, James  
217-2022-CR Gilson, Brian  
196-2022-CR Gracia, Anthony  
274-2022-CR Gracia, Anthony  
47-2023-CR Heater, Richard  
26-2023-CR Heberling, Kevin  
37-2023-CR Heberling, Quinton  
363-2022-CR Hess, Justin  
371-2021-CR Hook, Jason  
35-2023-CR Jones, Christopher  
326 & 331-2022-CR Kizer, Cody  
61-2022-CR Klavora, Frank  
58-2023-CR Klavors, Frank  
13-2023-CR Korman, Allison  
29-2023-CR Kristoferoon, Edward  
226-2022-CR Kuney, Gilbert  
23-2023-CR Langone, Joseph  
364-2022-CR Lazaro, Tyler  
170-2022-CR Lutz, Lester  
52-2023-CR Matern, Lorraine  
41-2023-CR Mauricio, Christopher

312-2022-CR Miller, Jonathan  
303-2022-CR Motz, William  
21-2023-CR Nelson, Christopher  
365-2022-CR O'Rourke, Michael  
16-2023-CR Pere, Desiree  
338-2022-CR Pere, Desiree  
247-2022-CR Perez, Jhon Carl  
341-2022-CR Perricone, Robert  
18-2023-CR Ratz, Patricia  
12-2023-CR Riggs, Ethan  
42-2023-CR Scheibling, Joseph  
45-2023-CR Scibelli, Nicholas  
37 & 358-2022-CR Sheerer, Gerald  
14-2023-CR Skorec, David  
13-2022-CR Smith, Jeremy  
227-2022-CR Snyder, Michelle  
428-2021-CR Spalding, Bobbie  
345-2022-CR Stauffer, Jade  
56-2023-CR Stevens, Samantha  
3-2023-CR Teleky, Noemi  
167-2022-CR Tetkoski, Joseph  
339 & 340-2022-CR Tyler, Austin  
267-2022-CR Urian, Kenneth Removed  
231-2022-CR Venticinque, Anthony  
164-2022-CR Vitale, Adam  
36-2023-CR Vitale, Steven  
241-2022-CR Wallen, Alexander  
220-2022-CR White, Jalon  
17-2023-CR Wilkinson, Robert  
19-2023-CR Williams, Timothy  
346-2022-CR Wojcik, Kacper Henry  
68-2023-CR Yattaw, Christopher  
1 & 2-2022-CR Zabrowski, Michael  
197—2022-CR Dagna, Daniel Katsock

### Friday, April 7, 2023

Courthouse Closed-Good Friday



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

*April 3, 2023–April 7, 2023*

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**Monday, April 3, 2023**

9:00 AM  
Seminario 168-2013-DR  
DRO-Contempt

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9:30 AM  
In re: ZM Wyoming County cases

JV-2-2023-contested adjudication  
JV-13-2023-adjudication (contested?)  
9-2021-DP Permanency Review

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10:30 AM  
In Re; J.T. 51-2022-JV  
Contested Adjudication  
DA/Brown

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1:30 PM  
IN Re: Marriage of Joseph Clark, Jr. & Danee Mower 79-2023-CV  
Hearing on Petition in Declaratory Judgment to Determine Marital Status  
Fischer

**Tuesday, April 4, 2023**

9:00 AM  
Dependency  
9:00 26-2022-DP Permanency Review J.C. /Collins/Ellis  
9:30 10-2023-DP Adjudication A.C Henry/  
10:00 16-2021-DP Permanency Review N.M Henry/Burlein/Martin II  
10:00 1-2021-DP Permanency Review D.D /Martin II/Henry/Campbell  
10:30 2-2021-DP Permanency Review H.T Henry/Anderson/Martin II  
11:00 18-2022-DP Permanency Review A.C Henry/Martin II/B.Ellis  
11:30 24-2021-DP Permanency Review A.K Henry/Martin II/ B.Ellis

**Wednesday, April 5, 2023**

9:30 AM  
Raphael v. Verizon 192-2022-CV  
Argument on Motion to Strike and/or Open Default Judgment  
Treat/Calistri/McLaughlin

10:00 AM  
Return Day  
Dispositive Motion args (if any filed)  
Ohme v Ladore 334-2021-cv Oven/Monahan  
Smith v Morea 67-2021-cv Oven/ Nealon

Argument on Plaintiff & Defendant's motion for summary Judgment 163-  
2022-CV Duphine v. Briar Hill South Vinogradsky/Brier

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11:00 AM  
IN Re: M.B. 10-2023-OCD  
Hearing on Requirement to provide accounting & If not why she should not  
be discharged  
Zimmer/Rutherford/Henry

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1:00 PM  
IN Re: M.S. 107-2022-OCD  
Conference/Hearing Petition to Withdraw as Counsel & Petition for Removal  
Clause/Magnotta

### **Thursday, April 6, 2023**

9:00 AM  
Esposito v. The Hideout 34-2021-CV  
Non-Jury Trial  
Boland/Scaggs/Farrell/Zimmer

### **Friday, April 7, 2023**

Courthouse Closed-Good Friday

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## **ARBITRATION ROOM CALENDAR**

*April 3, 2023–April 7, 2023*

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### **Thursday, April 6, 2023**

1:30 PM  
Shuleski v. Filer 623-2022-CV  
Arbitration (Treat)

### **Friday, April 7, 2023**

Courthouse Closed-Good Friday

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