

WAYNE COUNTY BAR ASSOCIATION

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



22nd Judicial District

April 7, 2023

Vol. 13, No. 6

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:  
Bailey Design and Advertising  
3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431

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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.

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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**

Brian W. Smith, Chairman  
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).***

**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.*

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**ESTATE NOTICE**

Estate of Grace E. Kronyak  
AKA Grace Ellen Kronyak AKA  
Grace Kronyak  
Late of Oregon Township  
EXECUTOR  
David E. Kronyak  
7 Manor Avenue  
Pompton Plains, NJ 07444  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/7/2023 • 4/14/2023 • 4/21/2023

---

**ESTATE NOTICE**

Estate of Vincent W. DeRocher, deceased of Paupack Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Dennis A. DeRocher, Executor, all persons indebted to the said estate are requested to make payment, and

those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, PA 18428.

4/7/2023 • 4/14/2023 • 4/21/2023

---

**ESTATE NOTICE**

Estate of Anthony J. Tretola  
AKA Anthony Tretola  
Late of Berlin Township  
EXECUTOR  
Angelo Carfagna  
231 Innes Road  
Wood-Ridge, NJ 07075  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/7/2023 • 4/14/2023 • 4/21/2023

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**ESTATE NOTICE**

Estate of Jannett Ruth Cusack  
Late of Palmyra Township  
ADMINISTRATRIX  
Jean Cusack  
374 West Main St.  
Stanley, VA 22851  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

4/7/2023 • 4/14/2023 • 4/21/2023

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**ESTATE NOTICE**

Estate of Janice R. McManus  
Late of Lake Township  
ADMINISTRATOR  
Thomas E. McManus II  
1060 Lake Ariel Highway  
Lake Ariel, PA 18436  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

4/7/2023 • 4/14/2023 • 4/21/2023

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN  
that Letters of Administration have  
been issued in the Estate of Egon J.  
Berninger a/k/a Egon J. Berninger,  
Jr., who died February 16, 2023,  
late of Paupack Township, Wayne  
County, PA to Geraldine M.  
Berninger. All persons indebted to  
said estate are required to make  
payment and those having claims or  
demands are to present the same  
without delay to Geraldine M.  
Berninger, Administratrix, c/o Law  
Offices of ALFRED J. HOWELL,  
Attorney for the Estate, at 109  
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

4/7/2023 • 4/14/2023 • 4/21/2023

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**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted in  
the Estate of Rose Tassone, late of  
Scott Township, Wayne County,  
Pennsylvania, who died on June 18,  
2022. All persons having claims or  
demands against the estate of the

decedent shall make them known  
and present them, and all persons  
indebted to the decedent shall make  
payment thereof, without delay, to  
Albert Tassone, Executor, c/o  
Richard B. Henry, Esquire, Attor-  
ney for the Estate, at 1105 Court  
Street, Honesdale, PA 18431.

Richard B. Henry, Esquire  
Attorney ID No. 31768  
1105 Court Street  
Honesdale, PA 18431  
570-253-7991

4/7/2023 • 4/14/2023 • 4/21/2023

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**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 Alexan-  
der 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 having 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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**OTHER NOTICES**

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**NOTICE**

CIVIL ACTION  
COURT OF COMMON PLEAS  
WAYNE COUNTY, PA

CIVIL ACTION-LAW  
NO. 2022-00331

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

NATIONSTAR MORTGAGE LLC  
D/B/A MR. COOPER,  
Plaintiff  
v.  
RUSSELL MORGAN, IN HIS  
CAPACITY AS HEIR OF  
RUSSELL MORGAN; JOHN  
MORGAN, IN HIS CAPACITY  
AS HEIR OF RUSSELL  
MORGAN; et al,  
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUSSELL MORGAN Defendant(s), 533 MAIN ST GOULDSBORO, PA 18424

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WAYNE County, PA docketed to No. 2022-00331, seeking to foreclose the mortgage secured on your property located, 533 MAIN ST GOULDSBORO, PA 18424.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.



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

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

Northern Pennsylvania Legal Services Inc.  
925 Court Street  
Honesdale PA, 18431-1996  
877-515-7465

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
Jonathan M. Etkowicz, Esq.  
ID No. 208786  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

4/7/2023

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**PETITION FOR  
NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Lacie Ward

No. 131-2023-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 9th day of March 2023, upon motion of Lacie Ward, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 3rd day of May 2023 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return

receipt requested to the non-petitioning parent. IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.

BY THE COURT:  
/s/ Matthew L Meagher

4/7/2023

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**NOTICE**

Notice is hereby given that on the 30th day of March, 2023, the Petition of Linda Marie Murphy was filed in the Wayne County Court of Common Pleas at No. 26-CIVIL-2023 seeking to change the name of Petitioner from Linda Marie Murphy to Linda Marie Harrison. The Court has fixed May 3, 2023 at 11:00 A.M. in Courtroom No. 2 of the Wayne County Courthouse, 925 Court St, Honesdale, PA 18431 as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioner should not be granted.

4/7/2023

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**NOTICE**

IN THE COURT OF COMMON PLEAS OF THE 22ND JUDICIAL DISTRICT

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF WAYNE

NO. 63 - CIVIL – 2023

FRANCIS MINIEN,  
PLAINTIFF

VS.

QUALITY DESIGNER HOMES, INC., COREY L. STUBER, SUN AND SON TWO ZERO SIX C, INC., FAIRLY LEGAL, INC., GEORGE HEINLEIN, M G HOLDING USA, LLC, PAT NOTO, INC.  
DEFENDANTS

.....

**Legal Notice**

.....

To: Quality Designer Homes, Inc., Sun and Son Two Zero Six C Inc, Fairly Legal Inc.

The Complainant in this matter claims title to Lots 166, 167, 168, Tax Numbers 14-48-166, 167 & 168 by virtue of sales of the properties to Plaintiff for unpaid taxes, and requests a Court Order divesting you of title.

To: George Heinlein, M G Holding USA, LLC and Pat Noto, Inc.

Said Complaint also seeks release of lien for the same lots encumbered by mortgages in your favor.

Warren Schloesser, Esq. #21003  
214 Ninth Street  
Honesdale, PA 18431  
Telephone (570) 253-3745

4/7/2023

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**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 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 souther-

ly dicrection 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**

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**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 HIDE-OUT, 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 Lake-  
view 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 additio-  
nal 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 there-  
after. 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.

**3/24/2023 • 3/31/2023 • 4/7/2023**

---

**SHERIFF'S SALE  
MAY 3, 2023**

By virtue of a writ of Execution  
instituted by: Wilington Savings  
Fund Society FSB, as Trustee of  
Stanwich Mortgage Loan Trust I  
issued out of the Court of Common  
Pleas of Wayne County, to me  
directed, there will be exposed to  
Public Sale, on Wednesday the 3rd  
day of May, 2023 at 10:00 AM in  
the Conference Room on the third  
floor of th Wayne County Court-  
house in the Borough of Honesdale  
the following property, viz:

**ALL THOSE CERTAIN PIECES  
OR PARCELS OF LAND SITU-  
ATE IN THE TOWNSHIP OF  
TEXAS, COUNTY OF WAYNE,  
AND STATE OF PENNSYLVA-  
NIA, BOUNDED AND  
DESCRIBED AS FOLLOWS, TO  
WIT:**

**PARCEL I:**

BEGINNING AT A POINT ON THE WESTERLY SIDE OF U.S. HIGHWAY ROUTE NO. 6, MARKED BY A STAKE, WHICH STAKE IS APPROXIMATELY ONE HUNDRED AND NINETY (190) FEET NORTHERLY FROM THE NORTHERLY END OF THE GARAGE; THENCE ALONG SAID U.S. HIGHWAY ROUTE NO. 6, IN A GENERAL NORTHERLY DIRECTION TWO HUNDRED (200) FEET TO A CORNER MARKED BY A STAKE; THENCE AT RIGHT ANGLES TO SAID U.S. HIGHWAY ROUTE NO. 6, IN A GENERAL WESTERLY DIRECTION TWO HUNDRED (200) FEET TO A CORNER; AND THENCE IN A GENERAL SOUTHERLY DIRECTION ON A LINE PARALLEL WITH U.S. HIGHWAY ROUTE NO. 6, TWO HUNDRED (200) FEET TO A CORNER; AND THENCE IN A GENERAL EASTERLY DIRECTION TWO HUNDRED (200) FEET TO THE PLACE OF BEGINNING. COMPRISING WITHIN SAID BOUNDARIES, FORTY THOUSAND (40,000) SQUARE FEET OF LAND, BE THE SAME MORE OR LESS.

PARCEL II:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF U.S. HIGHWAY ROUTE NO. 6, BEING THE PIPE CORNER OF H.G. WETMORE AND GALLAGHER; THENCE ALONG THE SOUTH LINE OF GALLAGHER PROPERTY, NORTH SIXTY-TWO (62) DEGREES FORTY-FIVE (45) MINUTES

WEST TWO HUNDRED (200) FEET; THENCE SOUTH TWENTY-SEVEN (27) DEGREES FIFTEEN (15) MINUTES WEST FIFTY (50) FEET TO A STAKE CORNER; THENCE THROUGH LANDS OF WETMORE, SOUTH SEVENTY-SIX (76) DEGREES FORTY-SEVEN (47) MINUTES EAST TWO HUNDRED SIX AND FIFTEEN ONE-HUNDREDTHS (206.15) FEET TO THE PLACE OF BEGINNING. SAID PARCEL OF LAND BEING TRIANGULAR IN SHAPE, THE APEX THEREOF BEING A POINT ON THE WESTERLY SIDE OF U.S. HIGHWAY ROUTE NO. 6 AND THE BASE THEREOF BEING FIFTY (50) FEET. THE SAME BEING A PROJECTION OF THE PRESENT REAR LINE OF GALLAGHER.

PARCEL III:

BEGINNING AT A PIPE CORNER ON THE WESTERLY SIDE OF U.S. HIGHWAY ROUTE NO. 6, AND BEING THE SOUTH-EASTERLY CORNER OF OTHER LANDS OF THE GRANTEE; THENCE ALONG THE SAID HIGHWAY, SOUTH FOURTEEN (14) DEGREES FIFTY-FOUR (54) MINUTES WEST FIFTEEN (15) FEET TO A PIPE CORNER; THENCE THROUGH LANDS OF THE GRANTOR, NORTH EIGHTY-THREE (83) DEGREES FOURTEEN (14) MINUTES WEST FIVE HUNDRED TWENTY-EIGHT AND EIGHTY-FIVE ONE-HUNDREDTHS (528.85) FEET TO A PIPE CORNER IN THE LINE OF LANDS OF THE

FORMER GRANTOR; THENCE ALONG THE SAME, NORTH SEVENTY-SEVEN (77) DEGREES FOURTEEN (14) MINUTES EAST THREE HUNDRED EIGHTY-SEVEN AND EIGHTY-FIVE ONE-HUNDREDTHS (387.85) FEET TO A PIPE CORNER; THENCE ALONG THE SAID KOESTNER PROPERTY, SOUTH TWENTY-EIGHT (28) DEGREES TWO (02) MINUTES WEST NINETY-SEVEN (97) FEET TO A PIPE CORNER; THENCE ALONG THE SAME, SOUTH SEVENTY-SIX (76) DEGREES TEN (10) MINUTES EAST TWO HUNDRED TWO AND ONE-TENTH (202.1) FEET TO THE PLACE OF BEGINNING. CONTAINING TWENTY-FIVE THOUSAND SEVEN HUNDRED SIXTY-FIVE (25,765) SQUARE FEET, MORE OR LESS.

THIS CONVEYANCE IS SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS APPEAR IN PRIOR DOCUMENTS FORMING THE CHAIN OF TITLE TO THE PREMISES, INCLUDING, BUT NOT LIMITED TO, THE EASEMENT OR RIGHT OF WAY GRANTED BY STANLEY KIESZDOSKI TO THE PENNSYLVANIA POWER & LIGHT COMPANY AS SET FORTH IN WAYNE COUNTY DEED BOOK 134, AT PAGE 289.

BEING THE SAME PREMISES WHICH DANIEL A. BATES, BY HIS ATTORNEY IN FACT NANCY LAVENDUSKI BY

DEED DATED AUGUST 20, 2012, AND RECORDED IN WAYNE COUNTY DEED BOOK 4429 AT PAGE 251, GRANTED AND CONVEYED UNTO COREY PETERSON, SINGLE, THE GRANTOR HEREIN.

Seized and taken in execution as property of:  
Corey Peterson 811 Texas Palmyra Highway HONESDALE PA 18431

Execution No. 330-Civil-2022  
Amount \$177,294.63 Plus additional costs

February 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.**

Michael J. Shavel Esq.

4/7/2023 • 4/14/2023 • 4/21/2023

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**CIVIL ACTIONS FILED**


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*FROM MARCH 11, 2023 TO MARCH 17, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1997-20270	O'BRIEN EDWARD WILLIAM	3/16/2023 12:37	SATISFACTION	—
1999-20682	SKELLY KIERAN THOMAS	3/16/2023 12:37	SATISFACTION	—
1999-20683	SKELLY KIERAN THOMAS	3/16/2023 12:37	SATISFACTION	—
2003-20801	JOHNSON ANGELA R	3/16/2023 12:37	SATISFACTION	—
2005-20072	STONER J9HN	3/16/2023 12:37	SATISFACTION	—
2005-20879	ROBERTS LARRY	3/16/2023 12:37	SATISFACTION	—
2006-20276	ROVINSKI JANICE MARIE	3/16/2023 12:37	SATISFACTION	—
2006-20525	MAURO TERESA	3/16/2023 12:37	SATISFACTION	—
2007-20277	GRADEN STANLEY JR	3/16/2023 12:37	SATISFACTION	—
2008-20172	ANTIDORMI GINO	3/16/2023 12:38	SATISFACTION	—
2008-22028	ANTIDORMI GINO	3/16/2023 12:38	SATISFACTION	—
2008-22029	ANTIDORMI GINO	3/16/2023 12:38	SATISFACTION	—
2010-21817	MEHNE ROY ALAN	3/16/2023 12:38	SATISFACTION	—
2010-22041	ESTRELLA ANTHONY	3/16/2023 12:38	SATISFACTION	—
2011-20440	GITTO JAMES	3/16/2023 12:38	SATISFACTION	—
2011-20733	SANFORD BRIAN C	3/16/2023 12:46	SATISFACTION	—
2011-21506	SENGSTACKEN JOAN E	3/16/2023 12:38	SATISFACTION	—
2011-21563	SWINGLE BEAU ROBERT	3/16/2023 12:38	SATISFACTION	—
2011-21869	MONAGHAN KEVIN JAMES	3/16/2023 12:38	SATISFACTION	—
2012-20165	ROBERTS LARRY J	3/16/2023 12:38	SATISFACTION	—
2012-20536	HELMAN THOMAS	3/16/2023 12:38	SATISFACTION	—
2012-21375	ANTIDORMI GINO	3/16/2023 12:39	SATISFACTION	—
2013-21153	REEDER NIKOLAS KARL	3/16/2023 12:39	SATISFACTION	—
2013-21154	REEDER NIKOLAS KARL	3/16/2023 12:39	SATISFACTION	—
2013-21352	IVOSEVIC PETER M	3/16/2023 12:39	SATISFACTION	—
2014-20154	HELMAN THOMAS W JR	3/16/2023 12:39	SATISFACTION	—
2014-20315	MCKNIGHT WILLIAM	3/16/2023 12:39	SATISFACTION	—
2014-20930	ESTRELLA ANTHONY J	3/16/2023 12:39	SATISFACTION	—
2014-20931	ESTRELLA ANTHONY J	3/16/2023 12:39	SATISFACTION	—
2014-20932	ESTRELLA ANTHONY J	3/16/2023 12:39	SATISFACTION	—
2014-20933	ESTRELLA ANTHONY J	3/16/2023 12:39	SATISFACTION	—
2014-21118	SANFORD BRIAN C	3/16/2023 12:39	SATISFACTION	—
2014-21118	SANFORD BRIAN C	3/16/2023 12:46	SATISFACTION	—
2014-21119	SANFORD BRIAN C	3/16/2023 12:46	SATISFACTION	—
2014-21205	FALZONE JENNIFER	3/16/2023 12:39	SATISFACTION	—
2018-20204	PIZZO MICHAEL PHILIP	3/16/2023 12:39	SATISFACTION	—
2019-20790	DURANDO WILLIAM F	3/16/2023 11:41	SATISFACTION	—
2019-21188	GIOTSPM YANA	3/16/2023 12:39	SATISFACTION	—
2020-20250	DECKER BONNIE	3/16/2023 12:39	SATISFACTION	—

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



2021-00425	SMITH JEFFREY	3/13/2023 1:29 AMENDED VERDICT	—
2021-00425	SMITH PAMELA HIS WIFE	3/13/2023 1:29 AMENDED VERDICT	—
2021-00425	SMITH JEFFREY	3/13/2023 1:29 AMEND VERDICT CTRLCLM	—
2021-00425	SMITH PAMELA HIS WIFE	3/13/2023 1:29 AMEND VERDICT CTRLCLM	—
2022-00169	LLEWELLYN MARIUM	3/13/2023 1:29 DEFAULT JUDGMENT	56,896.92
2022-00169	LLEWELLYN WILLIAM R	3/13/2023 1:29 DEFAULT JUDGMENT	56,896.92
2022-00169	LLEWELLYN MARIUM	3/13/2023 2:12 WRIT OF EXECUTION	56,896.92
2022-00169	LLEWELLYN WILLIAM R	3/13/2023 2:12 WRIT OF EXECUTION	56,896.92
2022-00273	CURRIE ROBERT J	3/14/2023 10:44 WRIT OF EXECUTION	95,189.31
2022-00273	KSJDHL LLC	3/14/2023 10:44 WRIT OF EXECUTION	95,189.31
2022-00366	ADVANCED MARKETING SYSTEMS INC	3/15/2023 2:57 DEFAULT JUDGMENT	—
2022-00366	CUNNINGHAM WALTER	3/15/2023 2:57 DEFAULT JUDGMENT	—
2022-00402	MCLAY WILLIAM	3/13/2023 12:40 WRIT OF EXECUTION	247,558.55
2022-00434	HOFFNER THOMAS HIS HEIRS ASSIGNS ADMINISTR & EXECUTORS	3/15/2023 12:00 DEFAULT JMT-QUIET TL	—
2022-00502	ROSES FRANK J	3/13/2023 11:58 DEFAULT JUDGMENT	43,267.14
2022-00516	WILISHEFSKI EDWARD	3/14/2023 12:11 DEFAULT JUDG IN REM	136,307.70
2022-00573	DOE JOHN	3/13/2023 2:46 DEFAULT JUDGMENT	—
2022-00573	DOE JANE	3/13/2023 2:46 DEFAULT JUDGMENT	—
2022-00573	ANY PERSONS OCCUPYING THE PROPERTY	3/13/2023 2:46 DEFAULT JUDGMENT	—
2022-00573	KAUTZ KRYSTLE	3/13/2023 2:46 DEFAULT JUDGMENT	—
2022-00573	DOE JOHN	3/15/2023 9:56 AMENDED DEFAULT JDMT	—
2022-00573	DOE JANE	3/15/2023 9:56 AMENDED DEFAULT JDMT	—
2022-00573	ANY PERSONS OCCUPYING THE PROPERTY	3/15/2023 9:56 AMENDED DEFAULT JDMT	—
2022-00573	KAUTZ KRYSTLE	3/15/2023 9:56 AMENDED DEFAULT JGMT	—
2022-20551	HEALY SEAN JOSEPH	3/16/2023 12:47 SATISFACTION	—
2022-20643	MCKEAN LORIE ANN K	3/13/2023 2:01 WRIT OF EXECUTION	—
2022-20643	DIME BANK THE GARNISHEE	3/13/2023 2:01 WRIT OF EXECUTION	—
2023-00008	LENNON JEANINE M	3/13/2023 11:22 DEFAULT JUDGMENT	65,835.65
2023-00144	APC PENNSYLVANIA HOLDINGS INC	3/13/2023 3:31 QUIET TITLE	—
2023-20110	FRANCIS JOHN	3/16/2023 8:14 WRIT OF EXECUTION	8,414.71
2023-20111	JDF CONCRETE SERVICES LLC	3/16/2023 8:21 WRIT OF EXECUTION	14,248.20
2023-20121	SPIKE ISLAND SPORTSMEN INC	3/13/2023 3:37 JP TRANSCRIPT	1,202.75
2023-20122	TALBOTT JAMES A	3/14/2023 11:45 FEDERAL TAX LIEN	345,471.18
2023-20122	TALBOTT WENDY L	3/14/2023 11:45 FEDERAL TAX LIEN	345,471.18
2023-20123	KIRKPATRICK JOHN PARENT/GUARDIAN	3/14/2023 12:35 JP TRANSCRIPT	2,195.86
2023-20124	SKELTON LISA M	3/15/2023 9:11 JP TRANSCRIPT	5,145.06
2023-20125	SILC HOLDINGS LLC	3/17/2023 3:57 MUNICIPAL LIEN	18,185.72
2023-20126	WONESKY THOMAS	3/17/2023 3:57 MUNICIPAL LIEN	4,412.36
2023-40009	CONWAY VIRGINIA OWNER P	3/14/2023 11:54 STIP VS LIENS	—
2023-40009	SHORTEN HOMES CONTRACTOR	3/14/2023 11:54 STIP VS LIENS	—
2023-40010	SCOTT MICHAEL OWNER	3/16/2023 10:17 MECHANICS LIEN CLAIM	77,700.00
2023-40011	COOPER JIMMY RAY OWNER P	3/17/2023 4:19 STIP VS LIENS	—
2023-40011	RESOURCE SERVICES LLC CONTRACTOR	3/17/2023 4:19 STIP VS LIENS	—
2023-90024	MATTOX JAY T	3/13/2023 12:19 ESTATE CLAIM	131.63

**CONTRACT — DEBT COLLECTION: OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00146	AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC DBA	PLAINTIFF	3/14/2023	—
2023-00146	ABC SUPPLY CO	PLAINTIFF	3/14/2023	—
2023-00146	AASSKK LIMITED LIABILITY COMPANY	DEFENDANT	3/14/2023	—
2023-00146	STILE AUGUST JOHN JR	DEFENDANT	3/14/2023	—
2023-00147	FIRST PORTFOLIO VENTURES I LLC	PLAINTIFF	3/15/2023	—
2023-00147	KEAR BRANDIE JOE	DEFENDANT	3/15/2023	—

**CONTRACT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00143	PRATT GRANT	PLAINTIFF	3/13/2023	—
2023-00143	KUESTER ERIC ANTHONY AKA	DEFENDANT	3/13/2023	—
2023-00143	KEUSTER ERIC ANTHONY	DEFENDANT	3/13/2023	—
2023-00148	FOX LEDGE INC	PLAINTIFF	3/16/2023	—
2023-00148	TURKEY HILL LLC T/A	DEFENDANT	3/16/2023	—
2023-00148	TURKEY HILL DAIRY	DEFENDANT	3/16/2023	—

**PETITION**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00149	BURRIER STEPHANIE	PETITIONER	3/17/2023	—
2023-00149	1981 SINGLE HORSE TRAILER	PETITIONER	3/17/2023	—
2023-00149	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	3/17/2023	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00150	SPECIALIZED LOAN SERVICING LLC	PLAINTIFF	3/17/2023	—
2023-00150	ROBINSON THERESA	DEFENDANT	3/17/2023	—
2023-00150	CULIC GANESA ROBINSON F/K/A	DEFENDANT	3/17/2023	—
2023-00150	ROBINSON GANESA	DEFENDANT	3/17/2023	—
2023-00150	CULIC MILAN	DEFENDANT	3/17/2023	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00144	GATEHOUSE MEDIA PA HOLDINGS	PLAINTIFF	3/13/2023	—
2023-00144	APC PENNSYLVANIA HOLDINGS INC	DEFENDANT	3/13/2023	—

**TORT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00145	GIL LUIS	PLAINTIFF	3/14/2023	—
2023-00145	WAYNE COUNTY TRANSPORTATION	DEFENDANT	3/14/2023	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 27, 2023 TO MARCH 31, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
PRICE EUGENE R	CITIZENS SAVINGS BANK	OREGON TOWNSHIP	
DYSER JENNY M			38,500.00
RODRIGUEZ DAVID	BETHPAGE FEDERAL CREDIT UNION	LAKE TOWNSHIP	
RODRIGUEZ NICOLE A			100,000.00
LUCAS KEITH	ROCKET MORTGAGE	SCOTT TOWNSHIP	
LUCAS JILL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		79,532.00
VINCENTI RICHARD E	RELIANCE FIRST CAPITAL	PAUPACK TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		140,000.00
DRAKE DANIEL D	HOUSING & URBAN DEVELOPMENT	SOUTH CANAAN TOWNSHIP	15,673.32
BRACALENTE LEGACY PROPERTIES	RIPORTELLA PATRICIA	PAUPACK TOWNSHIP	850,000.00
CAMPEN ROBERT F JR	CITIZENS SAVINGS BANK	BERLIN TOWNSHIP	
CAMPEN CARRIE F			30,000.00
AMBELANG JAY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
AMBELANG LENNIE	MORGAN STANLEY PRIVATE BANK		263,000.00
FAGAN MICHAEL J	EMM LOANS	SALEM TOWNSHIP	
FAGAN DANIELLE	E M M LOANS TRISTATE LENDING GROUP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		115,000.00
BURNS FRANCIS R III	WAYNE BANK	LAKE TOWNSHIP	
BURNS ASHLEY M			55,000.00
REECE JEANETTE	JPMORGAN CHASE BANK	DAMASCUS TOWNSHIP	
	J P MORGAN CHASE BANK		259,200.00
VANLEUVEN STEPHANIE L	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	75,000.00
KRANICK MARGUERITE CATHERINE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS HOMETOWN LENDERS INC	SALEM TOWNSHIP	233,689.00
HEMLOCK POINT CHALETs	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	340,400.00
HENNINGS JUSTIN MICHAEL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
APPLEGATE AMANDA MARIE	HOMETOWN LENDERS INC		406,800.00
WILLIAMS KARL	FNCB BANK	WAYMART BOROUGH	
WILLIAMS DENISE	F N C B BANK		42,000.00
BECK STEPHANIE T	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	
ROMANSKI MICHAEL J	SUMMIT MORTGAGE CORPORATION		192,449.00
SKIRIOTIS STAMATIOS	SKIRIOTIS TONIANN DIME BANK	BERLIN TOWNSHIP	314,910.00

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

HARRIS TIMOTHY D HARRIS CARISA	FARM SERVICE AGENCY UNITED STATES DEPARTMENT OF AGRICULTURE	SCOTT TOWNSHIP	118,000.00
HARMUTH RACHEL AKA HARMUTH RACHELE AKA HARMUTH DANIEL	TOWER FEDERAL CREDIT UNION	PAUPACK TOWNSHIP	95,000.00
MORAN RYAN M MORAN MARY O	WAYNE BANK	HONESDALE BOROUGH	234,000.00
HALCAT HOME IMPROVEMENTS INC	FTF LENDING FTF LENDING	LEHIGH TOWNSHIP	110,000.00
WESTBROOK MICHELLE ANN WESTBROOK CRAIG DOUGLAS JR	HONESDALE NATIONAL BANK	HAWLEY BOROUGH	75,000.00
SLOWIK MICHAEL C SLOWIK MICHELLE E	USDA RURAL HOUSING SERVICE U S D A RURAL HOUSING SERVICE	LEHIGH TOWNSHIP	10,315.57
HUMPHREYS ANDREW MICHAEL HUMPHREYS DANIELLE PEMBER BRIAN A	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	370,500.00
BRAJUKA CHRISTINE BRAJUKA NICHOLAS J	KIND LENDING MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	170,000.00
KASE PETER J KASE RENEE M	WAYNE BANK	BERLIN TOWNSHIP	450,000.00

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TOFT ELIZABETH	PS BANK	HONESDALE BOROUGH	
FLECK NICOLE	P S BANK		219,200.00
PASSARELLI DANIEL F	WAYNE BANK	BUCKINGHAM TOWNSHIP	
PASSARELLI ERIN R			100,000.00
RIVADENEIRA CESAR M BY AF	BETHPAGE FEDERAL CREDIT UNION	SALEM TOWNSHIP	
RIVADENEIRA MIRTA P BY AF			
PANACCIO TAMARA			
PANACCIO TAMARA AF			233,200.00
MORGAN JONATHEN DEREK	SUMMIT MORTGAGE CORPORATION	HONESDALE BOROUGH	
MORGAN ELIZABETH ANNA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		119,425.00
WIGGINS JASON M	FIDELITY DEPOSIT & DISCOUNT BANK	STERLING TOWNSHIP	700,000.00

**DEEDS**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>LOT</b>
CUSAK JEAN	LIQUORI NANCY M	PALMYRA TOWNSHIP	
CUSACK JANNETT RUTH EST	LIQUORI JASON L		
CUSACK JEAN EXR AKA CUSACK JEAN ALMIRA EXR AKA			LOT 5
SHANAHAN HELEN	DEVITO DAVID	DREHER TOWNSHIP	
	DEVITO DEBRA		LOT 234
LOTZ WALTER F	DEVITO DAVID	DREHER TOWNSHIP	
LOTZ HELEN I	DEVITO DEBRA		
SHANAHAN HELEN			LOT 235
FRITCHMAN JACQUELINE AKA	CHONG KEENGE	LEHIGH TOWNSHIP	
ROWE JACQUELINE A AKA	TORRES EMILIO JR		
GROSSMAN BROTHERS REAL ESTATE	T&S ONE THREE ZERO PROPERTIES LLC T & S ONE THREE ZERO PROPERTIES L L C	HONESDALE BOROUGH	LOT 10
FANZ GEORGE H JR	LUCAS KEITH LUCAS JILL	SCOTT TOWNSHIP	
RIPORTELLA PATRICIA	BRACALENTE LEGACY PROPERTIES	PAUPACK TOWNSHIP	
TYRYLLO RYSZARD	TYRYLLO MARIA A	CHERRY RIDGE TOWNSHIP	
TYRYLLO MARIA A			LOT 6
GOODMAN BUDD G EXR	WITKOWSKI KENNETH	LAKE TOWNSHIP	
LEUTGEB MARILYN EST AKA	WITKOWSKI MARK		
GOODMAN MARILYN LEUTGEB TIBBS EST AKA			
TREAT JEFFREY S ADM			
TIBBS MICHAEL C EST AKA			
TIBBS MICHAEL EST AKA			
TIBBS MICHAEL CLIFTON EST AKA			
CONWAY BERNADETTE M	CONWAY DANIEL P	BERLIN TOWNSHIP	LOT 12R
CONWAY DANIEL P	CONWAY BERNADETTE M	BERLIN TOWNSHIP	
CONWAY DIANE			
CONWAY DANIEL P	MCMAHON JAKE MCMAHON FELICIA	BERLIN TOWNSHIP	LOT 12R

HUNT ROGER D HUNT PATRICIA W	HUNT ROGER D HUNT PATRICIA W CREAMER JENNIFER	TEXAS TOWNSHIP	
GAGER CORY W ADM GAGER LUCKY L EST AKA GAGER LUCKY EST AKA GAGER LUCKY LEE EST AKA	GAGER CORY W GAGER BRENT L	LEBANON TOWNSHIP	
OPDYKE THOMAS A	OPDYKE THOMAS A OPDYKE MATTHIEU FREDERIC LANGE	PRESTON TOWNSHIP	
CAMASTA STEVEN CAMASTA MAUREEN	PREDESCU DAN PREDESCU KRISTY LYNN	PAUPACK TOWNSHIP	LOT 58
BURDULI TEIMURAZ	FAGAN MICHAEL J FAGAN DANIELLE	SALEM TOWNSHIP	LOT 515
VASQUENZO MARTIN EST LAZARIDIS VICKI LYN EXR AKA LAZARIDIS VICKI L EXR AKA	HOUSING & URBAN DEVELOPMENT	PAUPACK TOWNSHIP	
DIPALO NICHOLAS D EST AKA DIPALO NICHOLAS EST AKA DIPALO NICHOLAS DOMINICK EST AKA DIPALO JEFFREY EXR	REECE JEANETTE	DAMASCUS TOWNSHIP	
SCHWARTZ ALEXANDER	DENNISON DARLENE DENNISON BRYANNA DENNISON GARY	SALEM TOWNSHIP	LOT 662 3
SWINGLE MARCELE R EXR VANLEUVEN RUTH EST AKA VANLEUVEN RUTH B EST AKA SWINGLE MARCELE R KROWIAK MICHELE R VANLEUVEN STEPHANIE L VANLEUVEN ROBERT A	VANLEUVEN STEPHANIE L	LAKE TOWNSHIP	
SWINGLE MARCELE R EXR VANLEUVEN RUTH EST AKA VANLEUVEN RUTH B EST AKA SWINGLE MARCELE R KROWIAK MICHELE R VANLEUVEN STEPHANIE L VANLEUVEN ROBERT A	SWINGLE MARCELE R	LAKE TOWNSHIP	LOT A
SWINGLE MARCELE R EXR VANLEUVEN RUTH EST AKA VANLEUVEN RUTH B EST AKA SWINGLE MARCELE R KROWIAK MICHELE R VANLEUVEN STEPHANIE L VANLEUVEN ROBERT A	VANLEUVEN ROBERT A	LAKE TOWNSHIP	
MORRELL MELISSA H EXR MORRELL PETER REST	MORRELL MELISSA H	LAKE TOWNSHIP	LOT 3949
REEVES CHRISTOPHER L REEVES ADRIENNE E	KRANICK MARGUERITE CATHERINE	SALEM TOWNSHIP	LOT 243
BESKO REALTY HOLDINGS FLYNN FRANCIS S FLYNN FRANCIS S	FOE MANAGEMENT INC FLYNN FRANCIS S FLYNN FRANCIS S	SALEM TOWNSHIP DREHER TOWNSHIP DREHER TOWNSHIP	LOT 6 LOT 6A

KOŁODZIEJCZYK ALICJA	BLACK SHEEP PROPERTIES LLC	LAKE TOWNSHIP	
LAIDMAN JOHN	BLACK SHEEP PROPERTIES L L C		LOT 2021
CAPPIELLO MICHAEL J	CAPPIELLO MICHAEL J	DAMASCUS TOWNSHIP	
JAGGARS STEPHANIE M			
CAPPIELLO STEPHANIE M			LOT 3
STITT TOMAS H	BECK STEPHANIE T	HONESDALE BOROUGH	
	ROMANSKI MICHAEL J		
DARAZSDI JOHN A	DARAZSDI JOHN A	PAUPACK TOWNSHIP	
DARAZSDI MANUELA J	DARAZSDI MANUELA J		LOT 5
DETITTA ARTHUR EST	REIDINGER MICHAEL	MANCHESTER TOWNSHIP	
DETITTA JAMES ADM	RECIO ARIDIA		
BARTLETTA GERALDINE ADM			
M & R REAL ESTATE	GRIMM ROBERT	CLINTON TOWNSHIP	
	GRIMM KARLA		
GILBERT JUNE E EXR	SKIRIOTIS STAMATIOS	BERLIN TOWNSHIP	
FOCA HENRY E JR EST AKA	SKIRIOTIS TONIANN		
FOCA HENRY EST AKA			LOT 7
BALDWIN JOHN J	BALDWIN JOHN J	SOUTH CANAAN TOWNSHIP	
BALDWIN LINDA K	BALDWIN LINDA K		
	BALDWIN JOHN W		
BEETEL DONNA M	SPARANO DEBRA	LEHIGH TOWNSHIP	
	BEETEL KEN		LOT 13
BEETEL DONNA M	SPARANO DEBRA	LEHIGH TOWNSHIP	
	BEETEL KEN		LOT 14
WESOŁOWSKI ANDREW	WESOŁOWSKI ANDREW	SCOTT TOWNSHIP	
TULLO JEANNETTE M	WESOŁOWSKI JEANNETTE S		
WESOŁOWSKI JEANNETTE S			
SEBASTIANELLI ERNIE J	TERZONIBROWN MONESSA	LAKE TOWNSHIP	
BRUNOZZI JAMES JR	BROWN MONESSA TERZONI		
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POLCHA ADDISON			
POLCHA PHILLIP			LOT 15
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INNER CIRCLE L L C			
INNER CIRCLE LLC	JULIAO WALLAS BARRETO	LAKE TOWNSHIP	
INNER CIRCLE L L C			
INNER CIRCLE LLC	JULIAO WALLAS BARRETO	LAKE TOWNSHIP	
INNER CIRCLE L L C			
INNER CIRCLE LLC	JULIAO WALLAS BARRETO	LAKE TOWNSHIP	
INNER CIRCLE L L C			
INNER CIRCLE LLC	JULIAO WALLAS BARRETO	LAKE TOWNSHIP	
INNER CIRCLE L L C			
MURPHY JON	MURPHY JEFFREY	TEXAS TOWNSHIP	
	MURPHY MARIE		PARCEL B C

MILLER ERINNE	MORAN RYAN M MORAN MARY O	HONESDALE BOROUGH	
GIGLIO ALICE AKA GIGLIO ALICE M AKA GIGLIO DANIEL P	GIGLIO DANIEL P GIGLIO ALICE M	PRESTON TOWNSHIP	
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CAPPA HEATHER TAYLOR HEATHER TAYLOR ROBERT	HUMPHREYS ANDREW MICHAEL	SALEM TOWNSHIP	LOT 1
MILLER JASON R MILLER LAUREN E	NEVILLE PATRICK C	PAUPACK TOWNSHIP	LOT 21R
BERGER ERIC BERGER JESSICA	TOFT ELIZABETH FLECK NICOLE	HONESDALE BOROUGH	LOT 5
THOMPSON KIMBERLY A STALKER ALLAN	THOMPSON KIMBERLY A	STERLING TOWNSHIP	
FREDERICK HAROLD DERSTINE FREDERICK CAROL ANN RUTH RUTH WILLIAM HAGEY RUTH DEBORAH ANN MATCZAK	FREDERICK HAROLD DERSTINE FRDERICK CAROL ANN RUTH	SALEM TOWNSHIP	
ROBESON PAUL L	ROBESON PAUL L ROBESON TAMMY	SALEM TOWNSHIP	
DEKENIPP JOANNE	BRENNAN DANIEL BRENNAN LAURA	LAKE TOWNSHIP	LOT 4156
DULNEY STEVEN M BY SHERIFF DULNEY KIMBERLY M BY SHERIFF	U S BANK TRUST TR	LAKE TOWNSHIP	LOT 3873
RIEKERT GERALD RIEKERT JULIE	PANACCIO TAMARA RIVADENEIRA CESAR M RIVADENEIRA MIRTA P	SALEM TOWNSHIP	LOT 879
BATES TERESA JEAN EST FREIERMUTH SARAH L ADM	MORGAN JONATHEN DEREK MORGAN ELIZABETH ANNA	HONESDALE BOROUGH	
MERENYCH MARIA BOLDEN NATALIE ADAMS AGENT ADAMS RITA BY AGENT	EHRlich MARYANA CONNELL DAVID P	DAMASCUS TOWNSHIP PAUPACK TOWNSHIP	LOT 83







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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*April 10, 2023–April 14, 2023*

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**Monday, April 10, 2023**

9:00 AM

Arbitrations-Barna/Gruber

420-2022-CV Hideout v. Lazor Hoffman/Ellis

167-2022-CV Augelli v. Bear Owen Paving Smith/Ossont

121-2022-CV Lisabeth Mendola-D'Andrea Trust v Denali Construction, et al.  
Bugaj/Martin II

**Tuesday, April 11, 2023**

8:45 AM

Minor v. Podunajec 591-2010-DR

Custody Hearing

Farrell/Walker

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1:00 PM

DR-Contempt

---

1:30 PM

De novo hearings

**Wednesday, April 12, 2023**

9:00 AM

Garcia v. Daniels 647-2022-DR

Custody Pre-Trial

Campbell/Bugaj

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9:00 AM

Central Court

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9:15 AM

Mayle v. Sedora 187-2021-DR

Shared Custody Hearing

Pro Se/ Pro Se

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12:00 PM

Drug Court Team Meeting

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12:30 PM

Drug Court

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1:00 PM

Litzenbauer v. Litzenbauer 263-2022-DR

Custody Hearing

Farrell/Henry

1st day 10/12/22

**Thursday, April 13, 2023**

9:00 AM  
Formal Arraignment  
227-2022-CR Snyder, Michelle

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9:00 AM  
Commonwealth Matters  
Sentencing 333-2022-CR Weitry, Tommy Farrell  
Sentencing 244-2022-CR Dayton, Philip Burlein  
Sentencing 23 & 84-2020-CR Kearns, Bambi Comerford  
Sentencing 173 & 176-2022-CR Kresge, John Zimmerman  
Sentencing 337-2022-CR Lalima, Frank Rogan  
Sentencing 321-2022-CR Medina, Ramon Rogan  
Sentencing 210-2022-CR Wright, Christopher Martin II  
Sentencing 293-2022-CR Clemens, Joshua Martin II  
Violation of Probation 80 & 84-2021-CR Swasey, Bradley Martin II  
Violation of Probation 3-2022-CR Vinton, Chase Burlein  
Violation of Probation 142-2022-CR Kenowsky, Tammy Martin II

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11:00 AM  
Summary Appeals

30,31 & 32-2022-SA Johnson, Paulette Mincer  
3-2023-SA Gries, Brandon Lenahan  
4-2023-SA Warnock, Dylan

---

1:00 PM  
Commonwealth Matters  
DOCKET DEFENDANT EVENT DEF. ATTY ADA

045-2023 Scibelli, Nicholas Casey Plea Munley Jess  
37-2023 Heberling, Quinton Plea Martin

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2:00 PM  
Commonwealth v. Franklin 214-2022-CR  
Omnibus  
DA/Henry

**Friday, April 14, 2023**

9:00 AM  
PFA  
Occurs every Friday effective 4/14/2023 until 4/14/2023 from 9:00 AM to 10:00 AM

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10:00 AM  
Rule to Dismiss  
115-2020-DR Gavins v. Gavins Pro Se/ Pro Se  
126-2020-DR Liberto v. Liberto Bugaj/Martin  
147-2020-DR Dickey v. Dickey Farrell/Pro Se  
175-2020-DR Yanick v. Yanick Pro Se/Pro Se  
211-2020-DR Hill v. Hill Levy, Stieh & Baron?/Campbell  
217-2020-DR Ruyter v. Ruyter Pro Se/ Pro Se  
219-2020-DR Bondarek v. Schutt Bugaj/Pro Se

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222-2020-DR Coar v. Coar Katsock/Pro Se  
256-2020-DR Wayman v. Wayman Keenan/Pro Se  
315-2020-DR Vega v. Vega Pro Se/ Pro Se  
410-2020-DR Baboo v. Baboo O'Malley/Pro Se  
421-2020-DR Litzenbauer v. Litzenbauer Pro Se/ Pro Se  
440-2020-DR Irish v. Irish Campolieto/Pro Se  
474-2020-DR O'Neill v. O'Neill Pro Se/ Pro se  
521-2020-DR Fila v. Fila Campbell/Pro Se  
554-2020-DR Donnini v. Donnini Farrell/Pro Se  
366-2020-DR Dautch v. Dautch Bugaj/Pro Se

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10:30 AM  
Moser v. Hover 218-2022-DR  
Contempt  
Pro Se/ Pro Se

---

11:00 AM  
Giordano v. Azevedo 119-2022-DR  
Contempt  
Campbell/Thomas

---

11:30 AM  
Acker v. Acker 162-2020-DR  
Hearing on Sanctions  
Campbell/Bugaj



**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*April 10, 2023–April 14, 2023*

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**Monday, April 10, 2023**

9:00 AM  
PNC Bank v. Mosser 580-2022-CV  
Ejection  
Wolf/Pro Se

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10:00 AM  
The Dime bank v. Johns 76-2022-CV  
Motion to Compel Discovery  
Wren/Bressett/Kelley/Doran/Kulp

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11:00 AM  
Pretrial conference  
Marcinkevich v Horizon Dental 240-2020-cv Rothenberg/Bates

---

1:00 PM  
In Re: Z.T. 4-2023-JV  
Contested Finding of Fact Hearing  
DA/Katsock

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2:00 PM  
In Re: I.F. 1-2023-JV  
Consent Decree Hearing  
DA/Toczydlowski

**Tuesday, April 11, 2023**

9:00 AM – 1:30 PM  
Dependency  
9:00 41 & 42-2020-DP Permanency Review L.M. & A. M. J.Ellis/Henry/Farrell  
9:30 34 & 35-2022-DP Permanency Review C.B. & J.B. Henry/Collins/Burlein/B.Ellis  
10:00 32 & 33-2022-DP Permanency Review A.B.& L.B. Henry/Collins/Martin II/Zimmerman  
10:30 4-2021-DP Permanency Review P.O. J.Ellis/Collins/Campbell/Burlein  
11:00 52-2020-DP Permanency Review E.M. Henry/Anderson/Martin II/Burlein/B.Ellis  
11:30 43 & 44-2021-DP Permanency Review A.F. & P.F. Henry/Campbell/Collins/Burlein

**Wednesday, April 12, 2023**

9:00 AM  
Settlement of Small Estates  
9-2023-OCD Estate of Decker Pro Se  
14-2023-OCD Estate of Pierce Pro Se (Via Zoom)  
15-2023-OCD Estate of Jarneski Pro Se (Via Zoom)  
20-2023-OCD Estate of Oberparleiter Pro Se

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10:00 AM  
Penn Dot Matters  
425-2022-CV Endy v. Penn dot Pro Se/ Kopaz  
576 -2022-CV Rusty Palmer v. Department of Transportation T.Farley/ Kopaz  
577-2022-CV Richter v. Department of Transportation T.Farley/ Kopaz  
50-2023-CV Certificate of Title for 1979 Corvette (Zirpoli) Pro Se/ Kopaz  
52-62-2023-CV Certificate of Title-Dennis Donegan Pro Se/ Kopaz  
77-2023-CV 1980 Ford (O'Shay) Pro Se/ Kopaz  
88-2023-CV Franklin v. Penn Dot Pro Se/ Kopaz  
100-2023-CV 1960 TVT Trailer (Chapman) Pro Se/ Kopaz  
95 & 96-2023-CV Shaffer v. Penndot Pro Se/ Kopaz  
94-2023-CV 1989Ford Pickup (VanAllen) Pro Se/ Kopaz  
91-2023-CV Freight Liner (Bello) Pro Se/ Kopaz  
103-2023-CV 2006 Trailer (Maree) Pro Se/ Kopaz

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1:30 PM  
IN Re: M.R. 2-2023-JV  
Contested Adjudication hearing  
DA/Bugaj

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**Thursday, April 13, 2023**

9:00 AM  
In re: Adoption of B.B.S. 34-2022-AD  
Confirm Consent and Involuntary Term  
Germain/Campbell

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1:00 PM  
IN Re: J.R. 75-2023-CV  
Hearing on Petition for Expungement of Involuntary Commitment or, in the  
alternative, restoration of Firearm rights  
Gryskewicz

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**Friday, April 14, 2023**

9:00 AM  
In Re: I.L. 12-2023-OCD  
Petition for appointment of Guardian of Person and Estate  
Bialas

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10:00 AM  
In Re: C.C. 11-2023-OCD  
Hearing on Appointment of Guardian of Person and Estate  
Bialas

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11:00 AM  
In Re: L. D. 109-2023-CV  
Hearing on Petition to Transfer Structured Settlement Payment Rights  
Jensen

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## ARBITRATION ROOM CALENDAR

*April 10, 2023–April 14, 2023*

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### Monday, April 10, 2023

9:30 AM  
Kissolovege v. Kissolovege 649-2018-DR  
Custody Hearing (Zimmerman)  
Carrubba/K.Martin

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1:00 PM  
Fotusky v. Foster 397-2016-DR  
Custody Hearing (Zimmerman)  
T.Farley/Ellis

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### Tuesday, April 11, 2023

11:30 AM  
Pietryak-Bolles v. Bolles 117-2022-DR  
Divorce Conference (Zimmerman)  
O'Hara/Martin

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1:00 PM  
Kirkpatrick v. Schirmer 631-2022-DR  
Custody Hearing (Zimmerman)  
Thomas /Martin II

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### Wednesday, April 12, 2023

1:00 PM  
Knickerbocker v. Knickerbocker 371-2022-DR  
Divorce Hearing (Zimmerman)  
Riccardo/K.Martin

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**Friday, April 14, 2023**

8:30 AM  
Middleton v. Boyd 81-2023-DR  
Conciliation Conference (Karam)

9:00 AM  
Pierson v. Thomas 195-2019-DR  
Conciliation Conference (Karam)  
Ellis/Pro Se

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9:30 AM  
Highhouse v. Highhouse 500-2020-DR  
Conciliation Conference (Karam)  
Campbell/Mastri

---

10:30 AM  
Propes v. Bruch 100-2023-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

---

11:00 AM  
Fernandez v. Fernandez 563-2022-DR  
Conciliation Conference (Karam)  
Attiani/Bugaj/J.Ellis

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11:30 AM  
Young v Matthys 103-2023-DR  
Custody Conf (Karam)  
Martin/

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1:00 PM – 1:30 PM  
Bozella v. Pajalich 629-2018-DR  
Conciliation Conference (Karam)  
Collins/Muir

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1:00 PM  
Glossenger v. Rowe 212-2020-DR  
Custody Hearing (Zimmerman)  
Campbell/Pro Se



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