

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

April 21, 2023
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Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Jonathan J. Dunsinger

Court Administrator

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Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

District Attorney's Office

PRESS RELEASE

April 12, 2023 — Wayne County District A.G. Howell announced today that the Wayne County Detectives were awarded a Local Law Enforcement Support Grant from the Pennsylvania Commission on Crime and Delinquency in the amount of \$64,170.00. The grant will fund the purchase of six body-worn cameras, five in-car computer systems, and other equipment.

The body-worn cameras will be worn by county detectives during traffic stops, arrest warrant - search warrant services and other contacts with the public. These cameras will promote officer safety and efficiency while building trust between law enforcement and the community.

The in-car computer systems will allow county detectives greater access to technology while they are in their vehicles. This will save time when they are outside of the office setting and provide for greater investigative proficiency.

CRIMINAL CASES

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

HONESDALE, PA — April 6th, 2023

NANCY BURPO, age 48, of Hawley PA, was placed on probation for a period of 23 1/2 months on one count of False Statements (F3).

DARRIN LEE STINNARD, age 54, of Scranton PA, was sentenced to no less than 16 months nor more than 66 months in the State Correctional Institution on one count of Aggravated Assault with a Deadly Weapon (F2) and one count of Driving Under the Influence of Alcohol- Highest Rate (M).

BRUCE BRADLEY, age 41, of Honesdale PA, was sentenced to 18 months' probation for one count of Evading Arrest or Detention on Foot (M2), one count of Communications With 911 (M3), and one count of Retail Theft-Take Merchandise.

TUPICO LYNN JEFFERSON, age 50, of Jefferson Township PA, was sentenced to a period of 18 months on probation on one count of Aiding Consummation of Crime (M2), one count of Possession Small Amount- Marijuana (M), one count of Possession of Drug Paraphernalia (M) and Driving While Operating Privilege Suspended/Revoked (S).

FARRAH A. PERRERA, age 45, of Honesdale PA, was sentenced to a period of 12 months on probation on one count of Retail Theft (M1).

TYLER JAMES LAZARO, age 24, of Hawley PA, was sentenced to a period of 18 months on probation on one count of Retail Theft- Take Merchandise (M1).

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

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

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JUDITH MARIE MURTHA, late of Honesdale, PA., Date of death December

10, 2022. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

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

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

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

4/21/2023 • 4/28/2023 • 5/5/2023

ESTATE NOTICE

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

4/14/2023 • 4/21/2023 • 4/28/2023

ESTATE NOTICE

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

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

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

4/14/2023 • 4/21/2023 • 4/28/2023

ESTATE NOTICE

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

Letters Testamentary in the above
estate have been granted to Tim

Sweeney, aka Timothy Sweeney,
aka Timothy J. Sweeney. All
persons indebted to said estate are
requested to make prompt payment
and all having claims against said
estate will present them without
delay to:

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

4/14/2023 • 4/21/2023 • 4/28/2023

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. Let-
ters Testamentary on the above
estate having been granted to Den-
nis A. DeRocher, Executor, all per-
sons 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

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

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

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

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 de-
cedent shall make payment thereof,
without delay, to Albert Tassone,
Executor, c/o Richard B. Henry,
Esquire, Attorney 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

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA

No. 98 – Civil – 2023
ACTION TO QUIET TITLE

LAKE CADJAW WATERSHED
ASSOCIATION,
Plaintiff

v.

THOMAS WILBUR, his succes-
sors and assigns, and any and all
other persons claiming any right,
title, or interest in or to the premis-
es described in the Complaint,
Defendant

NOTICE

**To: THOMAS WILBUR, his
successors and assigns, and any
and all other persons claiming
any right, title, or interest in or
to the premises described in the
Complaint**

PLEASE TAKE NOTICE THAT
the Plaintiff has began an Action in
Quiet Title to confirm Plaintiff's
ownership of Cadjaw Pond, includ-

ing the lake bottom of Cadjaw
Pond, the reservoir, the dam, and
the spillway, which property is
identified as Wayne County Con-
trol No. 002161 and Wayne County
Tax Map No. 05-0-0264-0001.

If you wish to defend, you must
enter a written appearance person-
ally or by attorney and file your
defenses or objections in writing
with the Court. You are warned
that if you fail to do so the case
may proceed without you and a
judgment may be entered against
you without further notice for the
relief requested by the plaintiff.
You may lose money or property or
other rights important to you.

**YOU SHOULD TAKE THIS
NOTICE TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, GO TO OR TELE-
PHONE 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 INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.**

NORTHEAST PA LEGAL
SERVICES
10 NORTH TENTH ST.
STROUDSBURG, PA 18360
TOLL FREE: 800-532-8282
TELEPHONE: 570-424-5338

3/17/2023 • 4/14/2023 • 4/21/2023

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
MAY 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 Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND SITUATE IN THE TOWNSHIP OF TEXAS, COUNTY OF WAYNE, AND STATE OF PENNSYLVANIA, 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 COR-

NER; 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 KIESZOSKI 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 additonal 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

**SHERIFF'S SALE
MAY 10, 2023**

By virtue of a writ of Execution instituted by: The Bank of NY Mellon fka The Bank of NY as Trustee for the Certificateholders of the CWABS Inc., Asset- Backed

Certificates, Series 2006-21, c/o NewRez LLC fka New Penn Financial LLC, dba Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of May, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, situate lying and being in the Borough Honesdale, County of Wayne and commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING a front of sixty-five (65) feet and six (6) inches Westward on East Street; bounded Northward by the southern line of a lot of land, sold on contract by S. B. Wood to Rufus Cushman which line is at right angles with the eastern line of East Street; Eastward by the western margin of the Dyberry Creek and Southward by the southern line of land which Benjamin B. Smith and wife conveyed to said S. B. Wood, said line being parallel with the northern line of the land hereby conveyed and sixty-five (65) feet and six (6) inches southward therefrom. Being the same land which Thomas E. Calloway, et ux, by deed dated October 8, 1973 and recorded in Wayne County Deed Book 43, page 380, granted and conveyed to Graham Watts.

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

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

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

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

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

February 13, 2023
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN 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.

4/14/2023 • 4/21/2023 • 4/28/2023

CIVIL ACTIONS FILED

FROM MARCH 25, 2023 TO MARCH 31, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2014-20680	BODMAN ROBERT	3/27/2023 2:49	SATISFACTION	—
2015-00362	GRASSIE & SONS INC	3/29/2023 4:13	FINAL JUDGMENT	—
2016-00136	WILLIAMS MORRIS	3/29/2023 4:13	FINAL JUDGMENT	—
2016-00136	WILLIAMS SCOTT	3/29/2023 4:13	FINAL JUDGMENT	—
2016-00136	WILLIAMS DANIELLE C	3/29/2023 4:13	FINAL JUDGMENT	—
2019-00623	JOHANNES HOLLY C	3/31/2023 3:41	SATISFACTION	—
2020-20440	DEVIVO DANIELLA	3/29/2023 10:40	SATISFACTION	—
2021-20076	CHINCHAR CHRISTINA	3/27/2023 3:00	SATISFACTION	—
2022-00029	HEESH SANDRA L	3/28/2023 2:06	JGMT/ARBITRATION AWD	4,186.33
2022-00273	CURRIE ROBERT J	3/29/2023 11:09	DISCONT. WRIT/EXECUT	—
2022-00273	KSJDLH LLC	3/29/2023 11:09	DISCONT. WRIT/EXECUT	—
2022-00376	TORYAK DAMIAN J ADMIN OF EST P OF JOHN TORYAK JR	3/29/2023 2:35	WRIT OF EXECUTION	49,249.34
2022-00522	SHEEHAN JENNIFER	3/30/2023 9:48	DEFAULT JUDGMENT	3,817.76
2022-00523	DUPREY DANNY	3/29/2023 12:23	DEFAULT JUDGMENT	1,498.11
2022-00573	DOE JOHN	3/29/2023 10:17	WRIT OF POSSESSION	—
2022-00573	DOE JANE	3/29/2023 10:17	WRIT OF POSSESSION	—
2022-00573	ANY PERSONS OCCUPYING THE PROPERTY	3/29/2023 10:17	WRIT OF POSSESSION	—
2022-00573	KAUTZ KRISTLE	3/29/2023 10:17	WRIT OF POSSESSION	—
2022-00620	KING MILISSA L	3/29/2023 11:28	DEFAULT JUDG IN REM	125,867.52
2022-00620	KING MILISSA L.'	3/29/2023 11: 3.8	WRIT OF EXECUTION	125,867.52
2022-00631	ROUSSEAU LOURDES	3/30/2023 10:07	CONSENT JUDGMENT	909.90
2022-20349	GRAY CHRISTOPHER	3/28/2023 1:13	SATISFACTION	341.12
2022-20583	SCHEY WAYNE	3/27/2023 3:13	SATISFACTION	176,390.86
2022-20714	PATTEN BRIAN	3/28/2023 1:13	SATISFACTION	878.10
2022-20714	PATTEN JESSICA H	3/28/2023 1:13	SATISFACTION	878.10
2023-00064	GOTT CAROL	3/30/2023 9:55	DEFAULT JUDGMENT	21,907.94
2023-20106	HERTZOG TYLER	3/28/2023 1:12	SATISFACTION	327.30
2023-20121	SPIKE ISLAND SPORTSMEN INC	3/28/2023 4:03	SATISFACTION	1,202.75
2023-20137	KUHNS ROBERT C	3/27/2023 2:49	JUDGMENT	1,422.75
2023-20138	SCHEY WAYNE	3/27/2023 3:13	FEDERAL TAX LIEN	207,713.17
2023-20139	BREY MEIER MASONRY & EXCAVATING INC A CORPORATION	3/27/2023 3:13	FEDERAL TAX LIEN	38,787.63
2023-20140	HOMERS CONSTRUCTION INC A CORPORATION	3/27/2023 3:13	FEDERAL TAX LIEN	3,392.60
2023-20141	WHITE KELLY	3/27/2023 3:47	JP TRANSCRIPT	834.22
2023-20142	MILLER THOMAS A	3/28/2023 8:21	JP TRANSCRIPT	8,213.65
2023-20143	FOSTER MAUREEN	3/28/2023 8:46	TAX LIEN	3,682.57
2023-20144	A&E COMMERCIAL BUILDING SERVICES	3/28/2023 8:46	TAX LIEN	10,557.31

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

2023-20145	HARRIS JON		3/28/2023 1:21 MUNICIPAL LIEN	660.99
2023-20146	RICKAN INC		3/28/2023 1:22 MUNICIPAL LIEN	463.79
2023-20147	MELNICK MICHAEL		3/28/2023 1:22 MUNICIPAL LIEN	327.58
2023-20147	MELNICK LINDA		3/28/2023 1:22 MUNICIPAL LIEN	327.58
2023-20148	HUSTON DENISE		3/28/2023 4:08 JP TRANSCRIPT	1,840.87
2023-20149	CKJKJ LLC		3/30/2023 11:41 TAX LIEN	1,130.42
2023-40008	MONAGHAN FIRMSTONE LLC OWNERS	P	3/29/2023 12:56 DISCONTINUED	—
2023-40008	DAKAN ENTERPRISES INC CONTRACTOR		3/29/2023 12:56 DISCONTINUED	—
2023-40014	HEMLOCK POINT CHALETs LLC	P	3/29/2023 9:16 WAIVER OF LIENS OWNER	—
2023-40014	HEMLOCK POINT CHALETs LLC CONTRACTOR		3/29/2023 9:16 WAIVER OF LIENS	—
2023-40015	RICKARD BRICE OWNER	P	3/29/2023 12:58 STIP VS LIENS	—
2023-40015	RICKARD SKYE OWNER	P	3/29/2023 12:58 STIP VS LIENS	—
2023-40015	DAKAN ENTERPRISES INC CONTRACTOR		3/29/2023 12:58 STIP VS LIENS	—

CIVIL APPEALS — AGENCIES: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00174	DENNISON TAMMY	PLAINTIFF	3/29/2023	—
2023-00174	DENNISON DAVID	PLAINTIFF	3/29/2023	—
2023-00174	SMITH MAGGIE	DEFENDANT	3/29/2023	—
2023-00174	SMITH DALE	DEFENDANT	3/29/2023	—

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NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00172	KRUCHINSKI MAGDALENA MAE	PETITIONER	3/28/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00170	2006 CARRY ON TRAILER HYMUL081886V092747	PETITIONER	3/28/2023	—
2023-00170	REYNOLDS CHRISTOPHER	PETITIONER	3/28/2023	—
2023-70264	COMMONWEALTH OF PENNSYLVANIA COUNTY OF WAYNE	PETITIONER	3/31/2023	—
2023-70264	HUGHES JOSEPH	RESPONDENT	3/31/2023	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00171	WEINCYK RICHARD	PLAINTIFF	3/28/2023	—
2023-00171	HIGHLAND, PHYSICIANS LTD	DEFENDANT	3/27/2023	—
2023-00171	WAYNE MEMORIAL, HOSPITAL	DEFENDANT	3/28/2023	—
2023-00171	PHYSICIAN SPECIALTY CLINIC PULMONARY	DEFENDANT	3/28/2023	—
2023-00171	WMCHC PULMONARY SLEEP MEDICINE	DEFENDANT	3/28/2023	—
2023-00171	GEISINGER COMMUNITY MEDICAL CENTER	DEFENDANT	3/28/2023	—
2023-00171	GEISINGER CLINIC	DEFENDANT	3/28/2023	—
2023-00171	FRAZIER ROBERT MD	DEFENDANT	3/28/2023	—
2023-00171	RESNICK RAYMOND MD	DEFENDANT	3/28/2023	—
2023-00171	GUPTZ ATUL MD	DEFENDANT	3/28/2023	—
2023-00171	FURICCHIA PETER MD	DEFENDANT	3/28/2023	—
2023-00171	GIANNETTI JESSICA CRNP	DEFENDANT	3/28/2023	—
2023-00171	HASSAN WALID MD	DEFENDANT	3/28/2023	—
2023-00171	MCVEIGH SEAN MD	DEFENDANT	3/28/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00173	BARCLAYS MORTGAGE TRUST 2022 RPL1 MORTGAGE BACK SECURITIES	PLAINTIFF	3/29/2023	—
2023-00173	DAVIS JEFFREY W	DEFENDANT	3/29/2023	—
2023-00175	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	3/30/2023	—
2023-00175	OGRADY BRIAN DANIEL IN HIS CAPACITY AS HEIR OF RICHARD	DEFENDANT	3/30/2023	—
2023-00175	OGRADY KEITH PATRICK IN HIS CAPACITY AS HEIR OF RICHARD	DEFENDANT	3/30/2023	—
2023-00175	OGRADY DEVIN R IN HIS CAPACITY AS HEIR OF RICHARD J OGRADY	DEFENDANT	3/30/2023	—
2023-00175	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS FIRMS OR ASSOC	DEFENDANT	3/30/2023	—
2023-00176	PENNSYLVANIA HOUSING FINANCE AGENCY	PLAINTIFF	3/31/2023	—
2023-00176	EROH AMANDA	DEFENDANT	3/31/2023	—
2023-00176	NON BRIAN	DEFENDANT	3/31/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 10, 2023 TO APRIL 14, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
KINNER ANDREW	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CANAAN TOWNSHIP	
PHILLIPS JAMIE	MORTGAGE RESEARCH CENTER VETERANS UNITED HOME LOANS		232,500.00
TAYLOR JAMES	CITIZENS BANK	PAUPACK TOWNSHIP	70,000.00
MLINEK ROBERT J JR	ROCKET MORTGAGE	PAUPACK TOWNSHIP	
MLINEK MARGARET M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		127,400.00
POLLOCK GREGORY	HONSDALE NATIONAL BANK	PAUPACK TOWNSHIP	
POLLOCK KELLY			75,000.00
HODGE JEREMY PARKER	HONSDALE NATIONAL BANK	PAUPACK TOWNSHIP	
HODGE BEATA			30,450.00
ONEILL KELLY M	HONSDALE NATIONAL BANK	DYBERRY TOWNSHIP	
ONEILL WILLIAM P			200,000.00
DOLEZAL MITCHEL RYAN	HOMETOWN LENDERS INC	PAUPACK TOWNSHIP	
DOLEZAL AMBER M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		223,920.00
NEW LIFE TREE PRODUCTS LLC	HONSDALE NATIONAL BANK	BERLIN TOWNSHIP	
NEW LIFE TREE PRODUCTS L L C			295,000.00
ESH DAVID M	BANK OF BIRD IN HAND	LEBANON TOWNSHIP	
ESH RUTH S			469,000.00
BESKOVOYNE GERARD JR	DIME BANK	PAUPACK TOWNSHIP	150,000.00
LAKE REGION DEVELOPMENT	DIME BANK	HAWLEY BOROUGH	200,000.00
LAKE REGION DEVELOPMENT	DIME BANK	HAWLEY BOROUGH	144,000.00
RADI KRISTIAN	HONSDALE NATIONAL BANK	HAWLEY BOROUGH	
SINA KAFILE			276,800.00
ELOVAR ANTHONY H	HONSDALE NATIONAL BANK	CLINTON TOWNSHIP	27,100.00
ECKERMAN PAMELA	ACRE MORTGAGE & FINANCIAL INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
KOLMYKOV VICTOR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
KOLMYKOVA INNA	NATIONSTAR MORTGAGE LLC NATIONSTAR MORTGAGE L L C MR COOPER		100,000.00
SCHNIERS BEATRICE ELEANOR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS FIRSTRUST BANK	PAUPACK TOWNSHIP	
MCFALL KEITH	CITIZENS & NORTHERN BANK	LAKE TOWNSHIP	275,000.00
MCFALL MONICA			208,450.00
KRAMER ERIC	HONSDALE NATIONAL BANK	PALMYRA TOWNSHIP	
KRAMER WENDY			50,000.00

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

BISHOP DONALD D	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	186,400.00
WOOD JODI G	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	85,000.00
BLUMENTHAL GARY LESHNE LIANE E	GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	243,000.00
OBRIEN SHANE M MARTIN JESSICA L	JEFF BANK	MANCHESTER TOWNSHIP	62,000.00
FORGIONE WILLIAM FORGIONE JOLIE	NBT BANK N B T BANK	SALEM TOWNSHIP	150,000.00
FEDORYK HEATHER A FEDORYK CRAIG P	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	60,000.00
DAVIES RICHARD DAVIES INGRID	NAVY FEDERAL CREDIT UNION	DREHER TOWNSHIP	237,590.00
NELSON ANDREW S AMICK KENDRA	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	252,000.00
MILANVILLE LODGE LLC MILANVILLE LODGE L L C	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	500,000.00
SMITH SIERRA N SMITH DOUGLAS	WAYNE BANK	DAMASCUS TOWNSHIP	170,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
BABCOCK HERBERT A JR	BABCOCK HERBERT A JR BABCOCK CHASSIDY K	WAYMART BOROUGH	LOT 14
FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA	KINNER ANDREW PHILLIPS JAMIE	CANAAN TOWNSHIP	
HUNTER JASON A HUNTER JENNIFER TOWLE JENNIFER	HUNTER JASON A	DAMASCUS TOWNSHIP	
CLARK RIVER AKA CLARK GERMAIN RIVER AKA	CLARK GERMAIN RIVER	BERLIN TOWNSHIP	
SANTOS ROBERT L ROPKE KIM M	DOLEZAL MITCHEL RYAN DOLEZAL AMBER M	PAUPACK TOWNSHIP	LOT 15
DANIELS JOANNE N	NEW LIFE TREE PRODUCTS LLC NEW LIFE TREE PRODUCTS L L C	BERLIN TOWNSHIP	
BARTO TIMOTHY D BARTO JULIE ANNE	BARTO TIMOTHY D	PAUPACK TOWNSHIP	
SINA BASHKIM SINA CHRISTINE	RADI KRISTIAN SINA KAFLE	HAWLEY BOROUGH	
TAYLOR JOHN J TAYLOR HELEN EXR TAYLOR THOMAS R EST AKA TAYLOR THOMAS EST AKA BROWN EILEEN MARIE	URGILES CARLOS URGILES KAROLA	PAUPACK TOWNSHIP	LOT J

TURNER BETSY L	RUTLEDGE AMOS F RUTLEDGE JUDITH C	DAMASCUS TOWNSHIP	
DELAYO LENA	DELAYO RICHARD FORRISTER DEBRA	MOUNT PLEASANT TOWNSHIP	LOT 5
COCHRANE RICHARD SARTOR PAULA M	RICKEYS CAMPGROUND	BUCKINGHAM TOWNSHIP	
CHARLES PARTNERSHIP	PERLMUTTER KATHLEEN C	SALEM TOWNSHIP	LOT 37
GRITTA SABINA	COOLEY JASON	PAUPACK TOWNSHIP	LOT 23
LUTTEROTY JENNIFER	MARRONE KAREN K	PAUPACK TOWNSHIP	
LUTTEROTY DAVID	MARRONE ROBERT J		LOT 184
WEIKEL JILLANN	ECKERMAN PAMELA	LEHIGH TOWNSHIP	
PIPPENGER RALPH PIPPENGER RALPH EXR	ODELL ROGER L	TEXAS TOWNSHIP 1 & 2	
HOEFFLIN MIRIAM ELIZABETH EST HOEFFLIN GEOFFERY BRADFORD KERWIN KIMBERLY VICTORIA HOEFFLIN			
PIPPENGER RALPH PIPPENGER RALPH EXR	ODELL ROGER L	BERLIN TOWNSHIP	
HOEFFLIN MIRIAM ELIZABETH EST HOEFFLIN GEOFFERY BRADFORD KERWIN KIMBERLY VICTORIA HOEFFLIN			
PIPPENGER RALPH PIPPENGER RALPH EXR	ODELL ROGER L	TEXAS TOWNSHIP 1 & 2	
HOEFFLIN MIRIAM ELIZABETH EST HOEFFLIN GEOFFERY BRADFORD KERWIN KIMBERLY VICTORIA HOEFFLIN			
PIPPENGER RALPH PIPPENGER RALPH EXR	ODELL ROGER L	TEXAS TOWNSHIP 1 & 2	
HOEFFLIN MIRIAM ELIZABETH EST HOEFFLIN GEOFFERY BRADFORD KERWIN KIMBERLY VICTORIA HOEFFLIN			
PIPPENGER RALPH PIPPENGER RALPH EXR	ODELL ROGER L	PROMPTON BOROUGH	
HOEFFLIN MIRIAM ELIZABETH EST HOEFFLIN GEOFFERY BRADFORD KERWIN KIMBERLY VICTORIA HOEFFLIN			
BELTZ WAYNE	HOFFMAN JEFFREY HOFFMAN LISA	DREHER TOWNSHIP	
STOCK NANCY LEIGH KELLY	KOLMYKOV VICTOR	SALEM TOWNSHIP	
RIGHTER WILLIAM	KOLMYKOVA INNA		LOT 684
SIMMONS ALFRED E JR SIMMONS KATHRYN K	SCHNIERS BEATRICE ELEANOR	PAUPACK TOWNSHIP	LOT 30R

LOCURTO RYAN	MCFALL KEITH	LAKE TOWNSHIP	
WETZEL SARAH ELIZABETH	MCFALL MONICA		LOT 1470
KMYTA ANORIY	KMYTA ANDRIY	PAUPACK TOWNSHIP	
PROTSYK IHOR	PROTSYK VITALIY		
PROTSYK HALYNA			
PROTSYK IGOR			LOT 70
PACE ANDREW	ROSS JUSTIN	LAKE TOWNSHIP	
WARRENPACE BARBARA	ROSS JESSICA		
PACE BARBARA WARREN			LOT 1383
WOODMANSEE BRAD AKA	NEBZYDOSKI KRISTIN	PRESTON TOWNSHIP	
WOODMANSEE BRADLEY LAKA			LOT E
WOODMANSEE BRUCE L	NEBZYDOSKI KRISTIN	PRESTON TOWNSHIP	
WOODMANSEE ANN D			LOT F
NEBZYDOSKI KRISTIN	NEBZYDOSKI KRISTIN	PRESTON TOWNSHIP	LOT 4 E F
WOODMANSEE BRUCE L	WOODMANSEE BRAD AKA	PRESTON TOWNSHIP	
WOODMANSEE ANN D	WOODMANSEE BRADLEY L AKA		LOT G
WOODMANSEE BRAD AKA	WOODMANSEE BRAD AKA	PRESTON TOWNSHIP	
WOODMANSEE BRADLEY L AKA	WOODMANSEE BRADLEY L AKA		LOT 2 G
WOODMANSEE BRAD AKA	SANDER REBECCA	PRESTON TOWNSHIP	
WOODMANSEE BRADLEY L AKA			
WOODMANSEE JENNIFER L			LOT 2 G
GRUBER FRANCES	BARZILOSKI ADAM	TEXAS TOWNSHIP	
	BARZILOSKI JEAN M		LOT 1
GRUBER FRANCES	BARZILOSKI ADAM	TEXAS TOWNSHIP	
	BARZILOSKI JEAN M		
GOSSLER BARRY	GOSSLER TREVOR	SALEM TOWNSHIP	
GOSSLER HEATHER			LOT 232
GOSSLER TREVOR	GOSSLER BARRY	SALEM TOWNSHIP	
	GOSSLER HEATHER		LOT 232
CAMMARATA ANTHONY	BLUMENTHAL GARY	LAKE TOWNSHIP	
FALLEN TRACIE A	LESHNE LIANE E		LOT 2008
KENYON DONALD	MARTIN JESSICA L	MANCHESTER TOWNSHIP	
	OBRIEN SHANE M		
SPALL JOHN F EXR	SPALL JOHN F TR	PALMYRA TOWNSHIP	
FLACK HELEN E EST	HELEN E FLACK TRUST		
GOMEZ MARIA V	GOMEZ MARIA V	LAKE TOWNSHIP	LOT 724R
DIVITO MICHAEL D	DIVITO MICHAEL D	LEHIGH TOWNSHIP	
DIVITO KATHLEEN	DIVITO KATHLEEN		
	DIVITO MATTHEW D		
SIMMONS R JEFFREY	SIMMONS R JEFFREY	SALEM TOWNSHIP	
	SIMMONS TOBIAS T		LOT 16
SIMMONS R JEFFREY	SIMMONS R JEFFREY	SALEM TOWNSHIP	
	SIMMONS TOBIAS T		LOT 17
IANN KAREN	MAZARIEGO HUGO P	SALEM TOWNSHIP	
	MAZARIEGO DINORA M		LOT 224
GARDINER JAMES R	CAMMARANO SHANNON TR	PAUPACK TOWNSHIP	
	GARDINER FAMILY IRREVOCABLE TRUST		LOT 95
DAVOLI DANIEL	DAVOLI DANIEL	DYBERRY TOWNSHIP	
DAVOLI NOLIESA	DAVOLI NOLIESA		
WIDMANN CHRISTOPHER	DAVIES RICHARD	DREHER TOWNSHIP	
	DAVIES INGRID		LOT 5

ROBINSON BRIAR	ROBINSON BRIAR K	SOUTH CANAAN TOWNSHIP
CORAZZI SAMANTHA	ROBINSON SAMANTHA N	
ROBINSON SAMANTHA		
NORDQUIST DAVID	DESETTO PAUL	CHERRY RIDGE TOWNSHIP
NORDQUIST BARBARA	DESETTO CHERYL	
HUBERT DONALD C JR	ONE NINE SIX SILKMANS ROAD	LAKE TOWNSHIP
HUBERT SUSAN K		
LEPRO ALAN TR	LEPRO JEAN M	PRESTON TOWNSHIP
EMANUEL W LEPRO FUNDED	REVOCABLE TRUST	
JANET P LEPRO FUNDED	REVOCABLE TRUST	
MARTZEN RICHARD J	TRAPPER JOHN	CLINTON TOWNSHIP
HAYTER BONNIE	TRAPPER ANNE	
MARTZEN GERTRUDE	MARTZEN STEPHANIE	
MARTZEN RICHARD J	TRAPPER JOHN	CLINTON TOWNSHIP
HAYTER BONNIE	TRAPPER ANNE	
	MARTZEN STEPHANIE	
LYNCH THEODORE D TR	AMICK KENDRA	HONESDALE BOROUGH
LYNCH SARAH E TR	NELSON ANDREW	
LYNCH LIVING TRUST		
WARNER DONNA	BRITTON NICOLAS	DAMASCUS TOWNSHIP
	BRITTON TAYLOR	
RUKAJ FRANK	SMITH DOUGLAS	DAMASCUS TOWNSHIP
RUKAJ DILA	SMITH SIERRA N	LOT 11
HANNAH JAMES R JR EST AKA	HANNAH RUTH ALICE AKA	SALEM TOWNSHIP
HANNAH JAMES R EST AKA	HANNAH RUTH A AKA	
HANNAH RUTH ALICE EXR AKA		
HANNAH RUTH A EXR AKA		



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
April 24, 2023–April 28, 2023

Tuesday, April 25, 2023

8:45 AM
Gries v. Gries 555-2018-DR
Custody Hearing
Bugaj/Riccardo/Collins

1:00 PM
DR Contempt

1:30 PM – 2:30 PM
De Novo Hearings
501-2020-DR Highhouse v. Highhouse Mastri/Campbell
605 & 606-2022-DR Patten v. Patten Martin II/Bugaj
633-2018-DR Mayle v. Mayle Burlein
383-2022-DR Meyer v. Meyer Cali/Campbell
181-2020-DR Acker v. Acker Bugaj/Campbell

Wednesday, April 26, 2023

8:45 AM
Foshay v. Mauro 508-2021-DR
Shared Custody Hearing
Bugaj/Thomas

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Commonwealth v. J.H. 264-2023-MD
Hearing on Petition for Expungement
DA/Martin II

Thursday, April 27, 2023

8:30 AM
Extradition -SCI Waymart
Dario Albizu-Ventura AKA Daniel Figueroa DA/Farrell

9:00 AM
Commonwealth Matters
Petition for Violation of Probation 131-2022-CR Mondak, Michael Messoline

1:00 PM
Commonwealth Matters

86-2023-CR Schmitz, Kirk GP Novajosky
3-2023-CR Teleky, Noemi GP Pro se
42-2023-CR Schiebling, Joseph GP Campbell
90-2023-CR Pratt, Barbara ARD Campbell
164-2022-CR Vitale, Adam Mtn for Discovery Pro se

Friday, April 28, 2023

9:00 AM
PFA

10:00 AM
Powell v Powell 184-2018-DR
Special Relief
Bugaj/Campbell/Barna

10:30 AM
Voto v. Voto & Boucher 123-2017-DR; 484-2017-DR & 139-2019-DR
Petition to Intervene
Ellis/Campbell/Pro Se

11:00 AM
Dippel v. Swingle & Burton 32-2019-DR
Contempt
Pro Se/Pro se/O'Hara

11:30 AM
Babcock-Conklin v. Bell 338-2018-DR
Hearing on Petition for intervention
Pro Se/ Pro Se/Rechner

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

April 24, 2023–April 28, 2023

Monday, April 24, 2023

9:00 AM

Status Conferences

9:45 597-602-2022-CV Samhaven v. WC Assessment Tannenbaum/Kay

10:00 555-2022-CV KYMAC, LLC v. WC Assessment Schirato/Kay

10:00 556-2022-CV RRSC v. WC Assessment Schirato/Kay

10:15 558-2022-cv & 611-2022-cv Camp Wayne for Boys & Girls v.

Assessment, Wayne Highlands & Preston Township Schirato/Kay

10:30 578 & 607-2022-CV Appeal of Machana Associates v. Assessment,
Wayne Highlands & Lebanon &

Appeal of Camp Raninu v. Assessment, Wayne Highlands & Lebanon

Schirato/Kay/Wilson

10:45 579,592 & 610-2022-CV New Bury LLC (579), United Jewish Appeal-

Camp Zeke (592) & United Jewish Appeal (610) v. Assessment, Wayne

Highlands & Preston Township Schirato/Kay

11:00 589 & 591-2022-CV Appeal of BFHB (589) & Appeal of Camp

Morasha (591) v. Assessment, Wayne Highlands & Berlin (589) &

Buckingham (591) Schirato/Kay

11:15 581,582 & 583-2022-CV Perlman Property v. Assessment, Wayne
Highlands, Preston & Buckingham Jennings/Kay

10:30 AM

IN Re: A.B. 3-2023-JV

Contested Finding of Fact Hearing

DA/Farrell

1:00 PM

Petsch v. Fortunato 73-2023-CV

Hearing on Eviction and Money Damages

Farrell/Pro Se

Tuesday, April 25, 2023

9:00 AM

Dependency

9:00 15-2022-DP Permanency Review M.T. Moulton/Henry/Martin II

9:30 15-2021-DP Permanency Review A.F. Moulton/Collins

10:00 Permanency Review 8 & 3-2022-DP E. L.& L.L.

Moulton/Martin II/Burlein

1:00 Permanency Review 16-2022-DP D.C. Moulton/Martin

II/Collins/Campbell/Ellis

Wednesday, April 26, 2023

9:00 AM
Indyg v. Camp Ramah 281-2021-CV
Motions in Limine (If any)
Palazzo/Smith

9:30 AM
In Re: Estate of Willow 23-2023-OCD
Hearing on petition to Probate photocopy of decedent's will
Zimmer

11:00 AM – 11:30 AM
Western Wayne School District v. Western Wayne Education Association 151-2023-CV
Status Conference

1:30 PM
IN Re: T.K. 1-2015-JV
Placement Review Hearing
OAG/Burlein

Thursday, April 27, 2023

8:30 AM
Extradition -SCI Waymart - Judge Edwards
Dario Albizu-Ventura AKA Daniel Figueroa
Via polycom

9:00 AM
Esposito v. The Hideout 34-2021-CV
Day 2 of Non-Jury Trial
Boland/Scaggs/Farrell/Zimmer

Friday, April 28, 2023

9:00 AM
Yanulavich v Watts 231-2021-CV
NJ Trial
Michelin/Treat

ARBITRATION ROOM CALENDAR

April 24, 2023–April 28, 2023

Monday, April 24, 2023

9:30 AM
Wright v. Wright 339-2022-DR
Divorce Hearing (Zimmerman)
Bugaj/Pro Se

Wednesday, April 26, 2023

11:30 AM
Brussel v. Brussel 478-2021-DR
Divorce Settlement Conference (Zimmerman)
Pierangelli/Bugaj

1:00 PM
Brown v. Coppola 349-2021-DR
Custody Hearing (Zimmerman)
T.Farley/Pro Se

Friday, April 28, 2023

9:00 AM
Steele v. Hendrickson 570-2016-DR
Conciliation Conference (Karam)
Bugaj/Rechner/Campbell

9:30 AM
Knash v. Knash 142-2023-DR
Conciliation conference (Karam)
Pro Se/ Pro se

10:00 AM
Coughlin v. Coughlin 159-2020-DR
Conciliation conference (Karam)
Mariotti/Pro Se

10:30 AM
Carney v. Lent 532-2019-DR
Conciliation Conference (Karam)
Clause/Pro Se

11:00 AM
Meyers v. Meyers 78-2023-DR
Conciliation Conference (Karam)
Muir/Pro Se

11:30 AM
Nunley v. Nunley 33-2023-DR
Conciliation Conference (Karam)
Campbell/Pro Se

1:00 PM
Naughton v. Trasente 24-2023-DR
Conciliation Conference (Karam)
Thomas/

1:30 PM
Chmiel v. Hartman 373-2018-DR
Conciliation Conference (Karam)
Kobal/Clause

2:00 PM
Greiner v. Greiner 304-2017-DR
Conciliation Conference (Karam)
Bugaj/ Pro Se

2:30 PM
Vanderhoff v. Delong & Williams 136-2023-DR
Conciliation Conference (Karam)
Pro Se/Pro Se



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