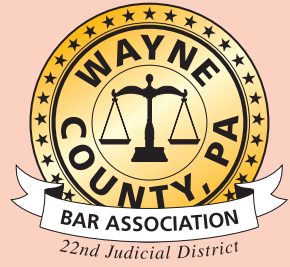


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



January 20, 2023
Vol. 12, No. 47
Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
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Petition for Change of Name	\$45
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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

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Mailed Copy	\$100
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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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Matthew Meagher, *Second Judge*

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Jonathan J. Dunsinger

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Chris Rosler

District Attorney

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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

MAN CHARGED AFTER ATTACK AT BAR

January 11, 2023 — Wayne County District Attorney A.G. Howell, announced today that Kevin A. Heberling, age 27, of Greentown PA, was charged with Aggravated Assault, Simple Assault, and other related offenses for attacking two (2) individuals while at the Totem Pole Inn located in Salem Township, Wayne County.

Central Court appearance is scheduled for January 18, 2023. The Honorable District Magistrate Judge Bonnie Carney set bail at \$25,000.00 unsecured and other non-monetary conditions.

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
Fax: 570-647-0286

2023 LEGAL ADVERTISING RATES

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Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$625	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

All Changes subject to artwork adjustment fee, call for details

Subscription Rates

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2" W X 3 1/2" H
4" W X 1 3/4" H

Eighth Page:
2" W X 1 3/4" H

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 James J. Rutledge
AKA James Joseph Rutledge AKA
James Rutledge
Late of Damascus Township
EXECUTOR
James J. Rutledge
25 Maple Lane
Tyler Hill, PA 18469
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of David W. Hallock (dod
11/11/22)
Late of Lake Township, Wayne
County, PA

Pamela Louise Hallock a/k/a
Pamela L. Celecz, Executrix
208 Lake Road
Lake Ariel. PA 18436

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

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Lucky L. Gager
Late of Lebanon Township
EXECUTOR
Cory W. Gager
220 Holiday Drive
Honesdale, PA 18431
ATTORNEY
Ellis Law Group Inc.
1018 Church Street
Honesdale, PA 18431

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Audrey K. Schmitt
AKA Audrey Della Schmitt AKA
Audrey Keesler Schmitt
Late of Berlin Township
EXECUTRIX
Eileen K. McDonnell
213 Lake Rd. (Estate Address)
Lake Ariel, PA 18436
EXECUTRIX
Brenda M. Smith
140 Old Orchard Drive
Beavertown, PA 17813

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

In the Estate of Judith A. Taylor, AKA Judie A. Taylor of Buckingham Township, Wayne County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to William E. Taylor. 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

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Michael Carmine Neglia also known as Michael C. Neglia, late of Cherry Ridge Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same too: Amanda Neglia, 22 Tranquility Road, Andover, NJ 07821; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of EILEEN T.

CASEY TURNER late of Waymart, PA., Date of death October 24, 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.

1/20/2023 • 1/27/2023 • 2/3/2023

ESTATE NOTICE

Estate of Natalia Kulischenko
Late of Lebanon Township
EXECUTRIX
Elaine Venditti
5 Leaf Drive
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/13/2023 • 1/20/2023 • 1/27/2023

ESTATE NOTICE

Estate of Alberta S. Gaylord
AKA Alberta Gaylord
Late of Clinton Township
EXECUTRIX
Stacy L. Thorpe
744 Ironstone Road
New Cumberland, PA 17070
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/13/2023 • 1/20/2023 • 1/27/2023

ESTATE NOTICE

Estate of Josephine Frances Salak
AKA Josephine F. Salak
Late of Canaan Township
Executrix
Lisa Salak
12 Birch Lane
Prompton, PA 18456
Executrix
Deborah A. Diamond, AKA Debo-
rah A. Salak Diamond, AKA Deb-
bie Diamond
185 Little Keen Road
Waymart, PA 18472
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th St., PO Box 390
Honesdale, PA 18431

1/13/2023 • 1/20/2023 • 1/27/2023

ESTATE NOTICE

Estate of Norlaine N. Hook
AKA Norlaine Hook
Late of Damascus Township
Executrix
Carol A. Degraw
508 Fallsdale Road
Tyler Hill, PA 18469
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/6/2023 • 1/13/2023 • 1/20/2023

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted to
David S. Richter, Executor of the
Estate of Rudolph Louis Richter,
Jr. a/k/a Rudolph L. Richter a/k/a

Rudolf L. Richter a/k/a Sonny
Richter, late of Wayne County,
Honesdale, PA 18431, who died on
November 3, 2022. 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 Execu-
tor, David S. Richter, c/o Mark R
Zimmer, Esquire, 1133 Main
Street, Honesdale, PA 18431.

1/6/2023 • 1/13/2023 • 1/20/2023

ESTATE NOTICE

Estate of Jean S. Pohle, A/K/A
Jean Pohle
Late of Honesdale Borough
Richard C. Pohle, A/K/A Richard
Curt Pohle
1918 Great Bend Turnpike
Honesdale PA 18431
Executor of the Estate
Steven E. Burlein, Esquire
17 Kernwood Drive
Honesdale PA 18431
Attorney for the Estate

1/6/2023 • 1/13/2023 • 1/20/2023

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that an
Application for Registration of Fic-
titious Name was filed in the
Department of State of the Com-
monwealth of Pennsylvania on
September 14, 2022 for **DVisions**
at 305 Tyron St., Honesdale, PA
18431. The name and address of
each individual interested in the

business Dennis R. Bunting at 305 Tyron St., Honesdale, PA 18431. This was filed in accordance with 54 PaC.S. 311.417

1/20/2023

NOTICE

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

IN RE:
CHANGE OF NAME OF
BRUCE NEGRI

No. 621-2022-CIVIL

**Amended ORDER
FOR PUBLICATION**

AND NOW, this 28th day of December 2022, upon notification from the Petitioner that he does not have enough time to publish, it is the Order of this Court that the hearing scheduled for January 27, 2023 is rescheduled to **Wednesday, March 8, 2023 at 9:00 a.m., Wayne County Courthouse, Fourth Floor, Courtroom # 2.**

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 NONPETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT THE 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

1/20/2023

NOTICE

Abandon Vehicle
Docket # 2022 C 2866
Looking for anyone in connection with the following vehicle which has been left unattended:

(2014 Yamaha
Model # XV19CTFER
VIN # JYAVP22EXEA011347)

Proceedings have commenced in the court of common pleas for Lehigh County for the acquisition of Certificate of Title. The court date is scheduled for March 6, 2023 at 930 AM in courtroom 5B, Lehigh County Courthouse, 455 West Hamilton St., Allentown, PA, Honorable Zachary J. Cohen

1/20/2023

**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
FEBRUARY 1, 2023**

By virtue of a writ of Execution instituted by: Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust M issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 1st day of February, 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 lying, situate and

being in the Township of Lehigh in the development of Indian County Campsites, Inc., County of Wayne and State of Pennsylvania to wit:

Lot No. 17 in Block No. - of Section No. 6 as shown on the survey and original plot of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania in Map Book No. 13 at page No. 113, references being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

BEING known and numbered as 66 Totem Pole Trail, Gouldsboro, PA 18424

BEING THE SAME PREMISES which Ellen M. Martz, single, by Deed dated August 16, 2013, and recorded September 9, 2013, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, to Book: 4616 and Page: 20, granted and conveyed unto Raymond Marrero, sole owner, his heirs and assigns, Grantor herein.

TAX I.D. #: 14-0-0029-0004

Seized and taken in execution as property of:
Christina Marrero, Administratrix of the Estate of Raymond Marrero, Deceased 54 Frothingham Street PITTSTON PA 18640

Execution No. 36-Civil-2022
Amount \$140,918.81
Plus additional costs

November 16, 2022
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

**ANY SUCCESSFUL BIDDER
MUST HAVE 10% DOWN PAY-
MENT AT DATE OF SALE. BAL-
ANCE DUE THIRTY (30) DAYS
FROM DATE OF SALE. FAIL-
URE TO PAY BALANCE WILL
FORFEIT DOWN PAYMENT.**

Katlin D. Shire Esq.

1/6/2023 • 1/13/2023 • 1/20/2023

**SHERIFF'S SALE
FEBRUARY 15, 2023**

By virtue of a writ of Execution instituted by: M&T Bank AKA Manufacturers and Traders Trust Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All That Certain Piece, Parcel And Tract Of Land Situate, Lying And Being In The Township of Pau- pack, County of Wayne, Common- wealth Of Pennsylvania, More Par- ticularly Described As Follows To Wit:

Lot 67 Section 7, As Shown On Plan Of Lots, Wallenpaupack Lake Estates, Dated March 23, 1971 By Vep & Co., As Recorded In The Office Of The Recorder Of Deeds In And For Wayne County, Penn- sylvania, In Plat Book 14 Page 117.

Subject To Restrictions, Reserva- tions, Easements, Covenants, Oil, Gas Or Mineral Rights Of Record, If Any.

BEING KNOWN AS: 1017 SKI BLUFF TERRACE, WLE, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: TAX PARCEL #: 19-0-0036-0180.-

BEING THE SAME PREMISES WHICH ADVANCED MARKET- ING SYSTEMS, INC. BY DEED DATED 8/21/1989 AND RECORDED 8/23/1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 0511 AT PAGE 0825, GRANTED AND CONVEYED UNTO JUAN J. GARCIA AND ROSE M. GAR- CIA, HIS WIFE.

IMPROVEMENTS: Residential Dwelling

Seized and taken in execution as property of:
Juan J. Garcia 1017 Ski Bluff Terrace LAKE ARIEL PA 18436
Rose M. Garcia 1017 Ski Bluff Terrace LAKE ARIEL PA 18436

Execution No. 36-Civil-2020
Amount \$43,401.29 Plus additional costs

November 28, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Danielle DiLeva Esq.

1/20/2023 • 1/27/2023 • 2/3/2023

**SHERIFF'S SALE
FEBRUARY 15, 2023**

By virtue of a writ of Execution instituted by: Nationstar Mortgage LLC d/b/a Mr. Cooper issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of February, 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 lying, situated and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Bounded Westward by the Eastern line of Spring Street, now known as Westside Avenue, fifteen feet; northward by a line at right angles to said eastern line of Spring Street, now known as Westside Avenue, one hundred twenty-five feet; Eastward by a line parallel with one hundred and twenty-five feet eastward from said Eastern line of Spring Street, now known as Westside Avenue, being by land sold by Stephen Torrey to Frederick Market fifty feet; and Southward by land sold by Stephen Torrey to Peter Weichel one hundred and twenty-five feet.

BEING Parcel No. 11-0-0003-0126 and Control No. 012495

BEING known as 1311 West Side Avenue, Honesdale, PA.

BEING THE SAME PREMISES which Federal Home Mortgage Corporation by Francis S. Hallinan, Attorney in fact by Power of Attorney, by Deed dated May 24, 2007 and recorded June 13, 2007 in the Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania in Book 3314, Page 130 as Instrument Number 200700006191, granted and conveyed unto Loise M. Johnson, in fee

Seized and taken in execution as property of:
Loise M. Johnson 1311 West Side Avenue HONESDALE PA 18431

Execution No. 177-Civil-2019
Amount \$69,466.75 Plus additional costs

November 28, 2022
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 sched-

Legal Secretary

Carbondale law office seeking reliable, personable legal secretary/paralegal, with strong background in real estate being a primary requirement. Must have the ability to take closings from start to finish and resolve issues, as well as prepare other legal documents. Familiarity with TSS Software a plus. References required. Please email resume, with cover letter, to: mpnlaw@aol.com

ule 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.

Samantha Gable Esq.

1/20/2023 • 1/27/2023 • 2/3/2023

**SHERIFF'S SALE
FEBRUARY 15, 2023**

By virtue of a writ of Execution
instituted by: MCLP Asset Compa-
ny, Inc. issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 15th day of Febru-
ary, 2023 at 10:00 AM in the Con-
ference Room on the third floor of
th Wayne County Courthouse in
the Borough of Honesdale the fol-
lowing property, viz:

ALL THAT CERTAIN PIECE OR
PARCEL OF LAND, SITUATED,
LYING AND BEING IN THE
TOWNSHIP OF STERLING,
COUNTY OF WAYNE, AND
COMMONWEALTH OF PENN-
SYLVANIA, BOUNDED AND
DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN
ON THE SOUTHERLY 50 FOOT
RIGHT-OF-WAY OF LEGISLA-
TIVE ROUTE 63004 AND BEING
THE COMMON CORNER OF
LOT NO. 3 AND LOT NO. 4 AS
SHOWN ON A SUBDIVISION

PLAN ENTITLED PHILIP AND
AMBER STOUT, PREPARED BY
R. STORM, INC., DATED JULY
5, 1985; THENCE ALONG L.R.
63004, N. 63 DEGREES 33 MIN-
UTES 29 SECONDS E., 150.00
FEET TO AN IRON PIN;
THENCE ALONG OTHER
LANDS OF STOUT, S 26
DEGREES 26 MINUTES 31 SEC-
ONDS E., 290.40 FEET TO AN
IRON PIN; THENCE ALONG
SAME S. 63 DEGREES 33 MIN-
UTES 29 SECONDS W., 150.00
FEET TO AN IRON PIN;
THENCE ALONG LOT. NO. 3, N.
26 DEGREES 26 MINUTES 31
SECONDS W., 290.40 FEET TO
THE POINT AND PLACE OF
BEGINNING. CONTAINING 1.00
ACRES.

SUBJECT TO THE SAME
RESERVATIONS, RESTRIC-
TIONS, AND COVENANTS AS
ARE CONTAINED IN THE DOC-
UMENTS FORMING THE
CHAIN OF TITLE.

BEING KNOWN AS: 26 SPRING
HILL ROAD F/K/A RR1, BOX
1568 MOSCOW, PA 18444

PROPERTY TAX NO.: 26-0-0330-
0074.0004-

TITLE TO SAID PREMISES IS
VESTED IN PHILLIP A. STOUT,
JR AND TERRY LYNN STOUT,
HIS WIFE, BY DEED FROM
AMBER STOUT AND PHILLIP
STOUT, HER HUSBAND
RECORDED June 05, 1987 IN
BOOK NO. 465 PAGE 160

Seized and taken in execution as property of:
Phillip Stout 26 Spring Hill Road
MOSCOW PA 18444
Terry Stout 26 Spring Hill Rd
MOSCOW PA 18444

Execution No. 372-Civil-2022
Amount \$75,526.89 Plus additional costs

November 28, 2022
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.

Robert J. Crawley Esq.

1/20/2023 • 1/27/2023 • 2/3/2023

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CIVIL ACTIONS FILED

FROM DECEMBER 24, 2022 TO DECEMBER 30, 2022
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2015-00367	WALSH CASSANDRA	12/27/2022 12:03	SATISFACTION	—
2016-20697	CAPASSO LISA	12/29/2022 11:34	SATISFACTION	—
2016-20697	BRIEL SCOTT A	12/29/2022 11:34	SATISFACTION	—
2018-20648	MARTOS LUIS	12/29/2022 11:34	SATISFACTION	—
2020-00139	ACKER BRIAN C	12/27/2022 9:54	SATISFACTION	—
2021-00525	UNKNOWN HEIRS SUCCESSORS ASSIG & ALL PERSONS/ DEBRA G SCHULTZ	12/30/2022 11:48	DEFAULT JUDG IN REM	252,599.51
2021-00525	LOHER AMY KNOWN HEIR OF DEBRA SCHULTZ DECEASED	12/30/2022 11:48	DEFAULT JUDG IN REM	252,599.51
2021-00525	SCHULTZ PAUL KNOWN HEIR OF DEBRA SCHULTZ DECEASED	12/30/2022 11:48	DEFAULT JUDG IN REM	252,599.51
2021-00525	SCHULTZ DAVID S KNOWN HEIR OF DEBRA SCHULTZ DECEASED	12/30/2022 11:48	DEFAULT JUDG IN REM	252,599.51
2021-20149	WAYNE BANK GARNISHEE	12/29/2022 10:58	GARNISHEE/SATISFIED	—
2021-20674	CALABRESE GERALD	12/29/2022 9:55	SATISFACTION	—
2022-00129	MIDDLETON THOMAS P	12/30/2022 12:20	JGMT/ARBITRATION AWD	—
2022-00158	BUTCHAR HOLLY N	12/30/2022 11:20	WRIT OF EXECUTION	19,507.91
2022-00158	BUTCHAR HOLLY N	12/30/2022 11:20	WRIT OF EXECUTION	19,507.91
2022-00158	CITIZENS SAVINGS BANK GARNISHEE	12/30/2022 11:20	WRIT EXEC/GARNISHEE	—
2022-00458	LATHER PHILIP L	12/28/2022 9:28	WRIT OF EXECUTION	63,070.92
2022-00632	ROBERTS MARILYN J WIDOW	12/28/2022 8:51	QUIET TITLE	—
2022-00639	J D HOSPITALITIES LLC	12/30/2022 12:45	CONFESSION OF JDGMT	173,071.46
2022-00639	JIMMIE G'S BAR & GRILL INC	12/30/2022 12:45	CONFESSION OF JDGMT	173,071.46
2022-00639	GEBERT JAMES S	12/30/2022 12:45	CONFESSION OF JDGMT	173,071.46
2022-00639	GEBERT DANIELLE E	12/30/2022 12:45	CONFESSION OF JDGMT	173,071.46
2022-20169	ZILBERBERG DANIELLE MARIE	12/27/2022 2:55	SATISFACTION	—
2022-20342	LUGO EDWIN JR	12/29/2022 11:34	SATISFACTION	—
2022-20493	FITCH JONATHAN R	12/29/2022 11:34	SATISFACTION	—
2022-20493	FITCH SAMANTHA L	12/29/2022 11:34	SATISFACTION	—
2022-20501	SKYLINE 528	12/29/2022 11:34	SATISFACTION	—
2022-20520	LOVELAND RENEE	12/29/2022 10:58	SATISFACTION	—
2022-20569	HALL DAVID W	12/29/2022 11:34	SATISFACTION	—
2022-20569	HALL KERRI A	12/29/2022 11:34	SATISFACTION	—
2022-20626	FISHER PAUL M JR	12/29/2022 11:34	SATISFACTION	—
2022-20626	FISHER PAULINE	12/29/2022 11:34	SATISFACTION	—
2022-20723	LEE SHARON	12/27/2022 10:18	JP TRANSCRIPT	3,251.25
2022-20724	KANAMURA SEIJI	12/29/2022 11:51	MUNICIPAL LIEN	518.77
2022-20725	LAZARO RICHARD	12/29/2022 12:14	JP TRANSCRIPT	1,884.98
2022-20726	HAZLETT EDWARD	12/29/2022 12:38	JP TRANSCRIPT	1,952.65

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

2022-20727	MASKER SAMANTHA		12/29/2022 12:52	JP TRANSCRIPT	1,590.31
2022-20728	SINAWA HARRY		12/29/2022 2:24	JP TRANSCRIPT	9,306.97
2022-20728	SINAWA JAMIE		12/29/2022 2:24	JP TRANSCRIPT	9,306.97
2022-20729	BEFUMO JOSEPH		12/30/2022 11:24	JP TRANSCRIPT	4,368.64
2022-20730	DRUHL TRACY A		12/30/2022 11:58	JP TRANSCRIPT	3,578.94
2022-40100	BLIND HEATHER J OWNER	P	12/29/2022 10:12	STIP VS LIENS	—
2022-40100	MCDERMOTT WILLIAM J IV OWNER	P	12/29/2022 10:12	STIP VS LIENS	—
2022-40100	JEREMY EDWARDS CONSTRUCTION INC CONTRACTOR		12/29/2022 10:12	STIP VS LIENS	—
2022-40101	BELLUCCI PAUL OWNER	P	12/30/2022 11:05	STIP VS LIENS	—
2022-40101	BELLUCCI JEAN OWNER	P	12/30/2022 11:05	STIP VS LIENS	—
2022-40101	WISEMAN PROPERTY SERVICES LLC CONTRACTOR		12/30/2022 11:05	STIP VS LIENS	—
2022-40102	SEYDEL DAVE OWNER	P	12/30/2022 1:07	STIP VS LIENS	—
2022-40102	SEYDEL DAVID JAMES OWN R A/K/A	P	12/30/2022 1:07	STIP VS LIENS	—
2022-40102	PALMER MANUFACTURED HOMES CONTRACTOR		12/30/2022 1:07	STIP VS LIENS	—
2022-40103	SEYDEL DAVE OWNER	P	12/30/2022 1:07	STIP VS LIENS	—
2022-40103	SEYDEL DAVID JAMES OWNER	P	12/30/2022 1:07	STIP VS LIENS	—
2022-40103	VERNOOY & SON CONSTRUCTION LLC CONTRACTOR		12/30/2022 1:07	STIP VS LIENS	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00639	THE HONESDALE NATIONAL BANK	PLAINTIFF	12/30/2022	—
2022-00639	J D HOSPITALITIES LLC	DEFENDANT	12/30/2022	—
2022-00639	JIMMIE G'S BAR & GRILL INC	DEFENDANT	12/30/2022	—
2022-00639	GEBERT JAMES S	DEFENDANT	12/30/2022	—
2022-00639	GEBERT DANIELLE E	DEFENDANT	12/30/2022	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00636	CITIBANK N A	PLAINTIFF	12/29/2022	—
2022-00636	LAMBERTH MELISSA	DEFENDANT	12/29/2022	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00628	PORTFOLIO RECOVERY ASSOCIATES LL	PLAINTIFF	12/27/2022	—
2022-00628	FOTUSKY KARLI	DEFENDANT	12/27/2022	—
2022-00629	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	12/27/2022	—
2022-00629	CLICKSTINE AUSTIN	DEFENDANT	12/27/2022	—
2022-00630	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	12/28/2022	—
2022-00630	DEIGHTON MELANIE	DEFENDANT	12/28/2022	—
2022-00631	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	12/28/2022	—
2022-00631	ROUSSEAU LOURDES	DEFENDANT	12/28/2022	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00627	POWELL ANN MARIE	PLAINTIFF	12/27/2022	—
2022-00627	SEKELSKY MICHAEL J	DEFENDANT	12/27/2022	—
2022-00633	MACDONALD WILLIAM	PLAINTIFF	12/28/2022	—
2022-00633	MACDONALD MITZI	PLAINTIFF	12/28/2022	—
2022-00633	CLEMLEDDY CONSTRUCTION INC	DEFENDANT	12/28/2022	—
2022-00634	OHARA JAMES T JR	PLAINTIFF	12/29/2022	—
2022-00634	THE SANCTUARY RECOVER CENTER LLC N/K/A	DEFENDANT	12/29/2022	—
2022-00634	LAKE ARIEL RECOVER CENTER LLC	DEFENDANT	12/29/2022	—
2022-00634	IMBURGIO STEVE INDIVIDUALLY	DEFENDANT	12/29/2022	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00635	WELLS FARGO BANK N A	PLAINTIFF	12/29/2022	—
2022-00635	DE VITO MICHAEL A/K/A	DEFENDANT	12/29/2022	—
2022-00635	DEVITO MICHAEL K	DEFENDANT	12/29/2022	—
2022-00637	DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR HOME	PLAINTIFF	12/29/2022	—
2022-00637	HOOVER GLENDA J	DEFENDANT	12/29/2022	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00632	TIGUE THOMAS	PLAINTIFF	12/28/2022	—
2022-00632	ROBERTS MARILYN J	DEFENDANT	12/28/2022	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2022-00638	ROBERTS SUSAN	PLAINTIFF	12/30/2022	—
2022-00638	MARK HM ASSOCIATES L P	DEFENDANT	12/30/2022	—
2022-00638	ACADIA REALTY TRUST	DEFENDANT	12/30/2022	—
2022-00638	DOES JOHN 1-5	DEFENDANT	12/30/2022	—
2022-00638	XYZ CORPS	DEFENDANT	12/30/2022	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 9, 2023 TO JANUARY 13, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
DIDERO EDWARD S JR	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	124,800.00
KASCH HOMES INC	DIME BANK	SALEM TOWNSHIP	170,000.00
JUSTICE KIMBERLY A	PA STATE EMPLOYEES CREDIT UNION	SALEM TOWNSHIP	260,000.00
DIDERO EDWARD S JR	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	150,400.00
KEDZIORA SELINA FREYTAG ALBERT	ADVISORS MORTGAGE GROUP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	130,000.00
BURDETT NICOLE LYNN AKA BURDETT NICOLE L AKA BURDETT CHARLES THOMAS AKA BURDETT CHARLES TAKA	PSECU P S E C U	CANAAN TOWNSHIP	10265.00
HAMLIN HIGHWAY FDT HAMLIN HIGHWAY F D T	MUNCY BANK & TRUST COMPANY	SALEM TOWNSHIP	1,588,000.00
CASERTA CRISTIN M	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	267,720.00
SO ELIZABETH BODIN BRANDON LEE	HUNTINGTON NATIONAL BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	341,100.00
DEWAR RYAN	HONESDALE NATIONAL BANK	DYBERRY TOWNSHIP DYBERRY TWP & HONESDALE BORO HONESDALE BOROUGH HONESDALE BORO & DYBERRY TWP	188,000.00 188,000.00
APGAR JOSEPH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MORTGAGE RESEARCH CENTER VETERANS UNITED HOME LOANS	LEHIGH TOWNSHIP	187,720.00
MELLENDEZ DANIEL JOSE SR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
MELLENDEZ CHRISTINA MICHELE	MORTGAGE ACCESS CORP WEICHERT FINANCIAL SERVICES		154,250.00
ICD HOLDINGS I C D HOLDINGS INTEGRA CLEAN SOLUTIONS	INTEGRA CLEAN & DRY	STERLING TOWNSHIP	1,500,000.00
BOTJER KEVIN	BOTJER ARTHUR BOTJER VICKY	HONESDALE BOROUGH	77,000.00
VESSA REALTY LLC VESSA REALTY L L C	WAYNE BANK	SALEM TOWNSHIP	200,000.00
WALKER MICHAEL B	VANDEBILT MORTGAGE & FINANCE INC	OREGON TOWNSHIP	
SHROYER BONITA BY AGENT WALKER MICHAEL BAGENT			207,702.22

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

FERRUCCI JOSEPH V	ROCKET MORTGAGE	CHERRY RIDGE TOWNSHIP
FERRUCCI ALYSSA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	308,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
TCHORZEWSKI MAREK TCHORZEWSKI DAVID	GREASE GARAGE INC	BUCKINGHAM TOWNSHIP	
BROWN BETTIE G BROWN BETTIE G TR	BROWN THOMAS SCOT WILLIAMS GABRIELLE B	DREHER TOWNSHIP	
LORIMER H BROWN JR TRUST BETTIE G BROWN TRUST			
REVEREND PABLO R MARTINEZ	MERCADO YANCY D MEJIA DIAZ WINIFER AMADA VALENTIN	LEHIGH TOWNSHIP	LOT 77
DANIELS ROBERT EARL TR ROBERT EARL DANIELS REVOCABLE LIVING TRUST	DANIELS DIANNE JEAN TR DIANNE JEAN DANIELS REVOCABLE LIVING TRUST	LAKE TOWNSHIP	LOT 2693
POLIFRONE STEVEN	POLIFRONE BRYAN POLIFRONE ALICIA	PAUPACK TOWNSHIP	LOT 28B
JUSTICE STEPHEN J GUY MICHAEL P TR GUY CAROLYN T TR MICHAEL P GUY REVOCABLE LIVING TRUST	JUSTICE KIMBERLY A GUY MICHAEL P GUY CAROLYN T WILSON MARY	SALEM TOWNSHIP PAUPACK TOWNSHIP	
CAROLYN T GUY REVOCABLE LIVING TRUST			LOT 13
GIBSON DOLORES	GIBSON DOLORES TR DOLORES GIBSON REVOCABLE TRUST	PAUPACK TOWNSHIP	LOT 14
SUDO MUNEYOSHI SUDO MANAMI KANG AKIKO SATO AIGA MAsAO AIGA DIANA E SKIRPAN MAE	MARKER STEVEN WARNER SKIRPAN GREGORY C TR MAE SKIRPAN IRREVOCABLE TRUST	TEXAS TOWNSHIP 3 PAUPACK TOWNSHIP	
MARCH SUSAN T	NATOLI SALVATORE PAUL NATOLI PHYLLIS ANN	LEHIGH TOWNSHIP	
WILMOT DONALD W WILMOT SARA AKA WILMOT SARAH AKA	COWLEY PATRICK J COWLEY LORRAINE	STERLING TOWNSHIP	
WILMOT DONALD W WILMOT SARA AKA WILMOT SARAH AKA	COWLEY PATRICK J COWLEY LORRAINE	STERLING TOWNSHIP	
WIBROFOST SUSANNE FOST SUSANNE WIBROE	SILFIES DREW THOMAS	DAMASCUS TOWNSHIP	
POCONO SPRINGS ESTATES INC	SIEDZIKOWSKI LAURA A	LEHIGH TOWNSHIP	LOT 71
HOLLEY RICHARD J HOLLEY MAUREEN GIMIGLIANO MONICA	HOLLEY RICHARD J HOLLEY MAUREEN HOLLEY CHRISTOPHER GIMIGLIANO MONICA	PRESTON TOWNSHIP	LOT 4

EYE SPY MEDIA CORP	HAMLIN HIGHWAY FDT HAMLIN HIGHWAY F D T	SALEM TOWNSHIP	
STABILITO INEZ J TR INEZ J STABILITO REVOCABLE LIVING TRUST	STABILITO INEZ J	PAUPACK TOWNSHIP	LOT 1E17
CUPO CHRISTOPHER CUPO JANICE	PORTER COLLEEN BARRIOS LUIS	LEHIGH TOWNSHIP	LOT 430
CUPO CHRISTOPHER CUPO JANICE	PORTER COLLEEN BARRIOS LUIS	LEHIGH TOWNSHIP	LOT 431
CUPO CHRISTOPHER CUPO JANICE	PORTER COLLEEN BARRIOS LUIS	LEHIGH TOWNSHIP	
CUPO CHRISTOPHER CUPO JANICE	PORTER COLLEEN BARRIOS LUIS	LEHIGH TOWNSHIP	LOT 456
MONOHAN CHRISTOPHER MONOHAN KAREN BEDFORD ALFRED BEDFORD LISSA	SHUTE KENNETH G	MANCHESTER TOWNSHIP	
LEONARD DONNA L LEONARD JOSEPH M	CASERTA CRISTIN M	DAMASCUS TOWNSHIP	
MORROW MATTHEW ROBERT TR MORROW CATHERINE BURNS TR ROBERT A MORROW IRREVOCABLE TRUST	SO ELIZABETH SUNYOUNG BODIN BRANDON LEE	LAKE TOWNSHIP	LOT 75
MORROW MATTHEW ROBERT TR MORROW CATHERINE BURNS TR ROBERT A MORROW IRREVOCABLE TRUST	SO ELIZABETH SUNYOUNG BODIN BRANDON LEE	LAKE TOWNSHIP	LOT 66
GOYETTE PETER A	GOYETTE PETER A GOYETTE HEIDI K	TEXAS TOWNSHIP	
FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA SERVICELINK LLC SERVICELINK L L C	CLARK RIVER	BERLIN TOWNSHIP	
STAHL DIANNE M MCGRATH MARGARET C TR QUALIFIED PERSONAL RESIDENCE TRUST	STAHL DONNA MCGRATH DANIEL R MCGRATH WILLIAM J JR GRADY ELLEN CASEY MCGRATH JOHN T	HONESDALE BOROUGH LAKE TOWNSHIP	
ABBATECOLA MAUREEN TR GREGUSKI DONNA TR NORRIS PATRICIA M TR LOUIS A LANARO IRREVOCABLE TRUST	NORRIS FRANCIS NORRIS PATRICIA M	DAMASCUS TOWNSHIP	
PRENDAMANO JAMES MARTIN RONALD S EST AKA MARTIN RONALD EST AKA HILLER LORI EXR AKA HILLER LORI LYNNE EXR AKA	MINKS MARLIN HILLER LORI	CANAAN TOWNSHIP HONESDALE BOROUGH	
SPEWAK MELANIE SPEWAK CRAIG W	SPEWAK CRAIG W SPEWAK SUSAN	SOUTH CANAAN TOWNSHIP	
SPEWAK MELANIE	SPEWAK MARTIN	CLINTON TOWNSHIP	

WILSON CHARLES L JR	APGAR JOSEPH	LEHIGH TOWNSHIP	
WILSON CHARLES J JR			LOT 29
SMERDON KENNETH M	SMERDON SHAN	LAKE TOWNSHIP	
SMERDON ROBIN L	SMERDON JILL SMERDON JACOB SMERDON JEANETTE		LOT 781
APRIL MARY A	APRIL MARY	SALEM TOWNSHIP	
	APRIL MICHAEL		LOT 506
KELLY BARBARA	MELENDEZ DANIEL JOSE SR	LEHIGH TOWNSHIP	
	MELENDEZ CHRISTINA MICHELE		LOT 10
MCGRATH WILLIAM J TR	MCGRATH DANIEL R	LAKE TOWNSHIP	
WILLIAM J MCGRATH QUALIFIED PERSONAL	MCGRATH WILLIAM J JR GRADY ELLEN CASEY MCGRATH JOHN T		
INTEGRA CLEAN & DRY LLC	ICD HOLDINGS	STERLING TOWNSHIP	
INTEGRA CLEAN & DRY L L C	I C D HOLDINGS		LOT 1
RJR	SOLTES ANDREW G	STARRUCCA BOROUGH	
R J J R	SOLTES MARY A		LOT 2
APRIL MARY A	APRIL MARY	SALEM TOWNSHIP	
	APRIL MICHAEL		LOT 507
ONEILL KATHERYN E AKA	HOUSE COLE	MOUNT PLEASANT TOWNSHIP	
ONEILL KATHRYN E AKA			LOT 3
GOTTHARDT ADAM	SNOWAPPLE	SCOTT TOWNSHIP	PARCEL 2
PLAZA LLC	VESSA REALTY LLC	SALEM TOWNSHIP	
PLAZA L L C	VESSA REAL TV L L C		
MARTIN JAMES C	PARKER MATTHEW	SALEM TOWNSHIP	
MARTIN CONSTANCE A	PARKER NATALIE		
WALKER MICHAEL B	WALKER MICHAEL B SHROYER BONITA	OREGON TOWNSHIP	LOT AB
GARDNER ROBERT	BROWN MARC	SOUTH CANAAN TOWNSHIP	
GARDNER JEAN H	LAW MELISSA BROWN ROBERT LEE JR		
LAZZARO SALVATORE	POCONOS SPRINGS LAND INC	STERLING TOWNSHIP	
LAZZARO ARLENE			LOT 24
COURTWRIGHT ETHAN PAUL	DNA THREE LLC	LAKE TOWNSHIP	
HAMILLCOURTWRIGHT LINDSEY JOY	DNA THREE L L C		LOT 2752
COURTWRIGHT LINDSEY JOY HAMILL			
BESKO REALTY HOLDINGS	CIOFFI MICHAEL CIOFFI AMELIA	SALEM TOWNSHIP	
GRANT RICHARD	FERRUCCI JOSEPH V	CHERRY RIDGE TOWNSHIP	
GRANT SARAH	FERRUCCI ALYSSA		
SCHWEINSBURG SARAH			LOT L
DALY SAMANTHA LEE ADM	LEE JAMES H	LAKE TOWNSHIP	
LEE RICHARD EST AKA			
LEE RICHARD D EST AKA			LOT 1048
CIOFFI MICHAEL	BESKO REALTY HOLDINGS	SALEM TOWNSHIP	
CIOFFI AMELIA		SALEM & PAUPACK TWPS PAUPACK TOWNSHIP PAUPACK & SALEM TWPS	
SCALZITTI JESSIE L	KNIGHT MICHAEL C	WAYMART BOROUGH	
KNIGHT MICHAEL C			

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

January 23, 2023–January 27, 2023

Tuesday, January 24, 2023

9:00 AM
Farber v. Bennett 695-2016- Wyoming County
Review Hearing Re: Special Relief & Modification Of Custody
Taylor/Carrubba

11:00 AM
Carbo v Carbo 206-2017-DR
Contempt-Willfulness
Lalley/Campbell

1:00 PM
DR Contempt

1:30 PM
De Novo Hearings
449-2008-DR Reed v. Terrell Burlein/Pro Se

Wednesday, January 25, 2023

9:00 AM
Central Court

10:30 AM
In Re: L. A. 53-2022-JV
Contested Adjudication Hearing
DA/Farrell

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Commonwealth v. Bobbie Spalding 428-2021-CR
Hearing to determine competency
DA/Burlein

Thursday, January 26, 2023

8:30 AM
Commonwealth v. Michael Lawler- Judge Edwards
Sentencing
DA/Pfaff

9:00 AM – 10:30 AM

Commonwealth Matters

Sentencing 269-2022-CR McArthur, Dylan

Sentencing 295-2022-CR Johnson, Christina Baron

Sentencing 178 & 300-2022-CR Voglino, Tyler Burlein

Sentencing 111-2022-CR Bryant, Thomas Martin II

Sentencing 246-2022-CR Duda, Alexis Burlein

Sentencing 308-2022-CR Stigerwalt, Jack Burlein

Sentencing 245-2022-CR Soto, Scott Burlein

Sentencing 305-2022-CR Baker, Ashlee Burlein

Arrest prior to req. 2-2023-MD Morgan, Michael James

Arrest prior to req. 3-2023-MD Sanders, Matthew

Motion for Reciprocal Discovery 106-2022-CR Gerrity, James Rogan

Mtn to Withdraw as counsel 209-2022-CR Brown, Ashley Burlein

11:00 AM

In Re: M.S. 23-2022-JV

Finding of Fact Hearing

DA/Burlein

11:30 AM

Summary Appeal

33-2022-SA Bellino, Daniel Pro se

34-38-2022-SA Engle, Sean Pro Se Moved to 3/2/2023

39 & 40-2022-SA Hilliard, Duane Martin II

1:00 PM

Commonwealth Matters

ARD (Wyoming County Case) 201-2021-CR Loomis, Brittany Albert-Heis/Wyoming County PD

2:00 PM

Commonwealth v. Jennifer Guay 218-2022-CR

Non-Jury Trial

DA/Burlein

Friday, January 27, 2023

9:00 AM

PFA

635-2022-DR Wargo v. Wargo Bugaj/Abda

540-2022-DR (Denied) MacDonald v. Bacchiocchi Baron/ Pfaff

10:00 AM

Verchuk v. Holloway & Brice 179-2018-DR

Argument on Co-Defendant's Exceptions to Masters Report

Ellis/Thomas

COURT CALENDAR – FOURTH FLOOR COURTROOM #2

January 23, 2023–January 27, 2023

Monday, January 23, 2023

9:00 AM
IN Re: J.K. 743-2011-CV
Annual Review of Involuntary Treatment
DA/Farrell

9:00 AM
Status Conferences

9:15 482-2022-CV Twins Management v. WC Assessment Bresset/Kay
9:30 218-2021-CV Fluck v. Rieder Francis/Zimmer
10:00 403-2021-CV Bongiorno . Guarino Jones/Aquilino
10:15 421-2021-CV Julia Ribaldo v. Petersen Eisemann/Pro Se
10:30 422-2021-CV Julia Ribaldo v. O'Brien Eisemann/Pro Se
10:45 483-2021-CV Rubinstein v. Johnson Henry/Pro se
11:00 491-2021-CV Perry v. Lopez-Monegro McDaid/Pro se
11:15 520-2021-CV Bagnick v. Silvestri and Son Marcin/Pro Se
11:30 491-2022-CV Boguslvasky v. WC Assessment & WC Commissioners
Pro Se/Kay
11:45 483-2022-CV Wass v. WC board of Assessment Pro se/Kay
1:00 113-2022-CV Leto v Dolph and Story Santomauro/Treat/Henry

1:00 PM
In Re: R.Y. 267-2007-CV
Annual Review of Involuntary treatment
DA/Ellis

Tuesday, January 24, 2023

9:00 AM
Gordon v. Gilliar 459-2021-CV
Non-Jury Trial
Scomillio/Roberti

Wednesday, January 25, 2023

9:00 AM
IN re: Estate of M.S. 107-2022-OCD
Hearing on Petition to Withdraw as Counsel
Magnotta/Clause

10:00 AM
IN Re: E.N.F. 28-2022-AD
TPR-Dad
Bugaj/Attanini/J.Ellis

Thursday, January 26, 2023

9:00 AM
Paduck v Nazar et al 2015-1053-CP
Susquehanna County Case
Pre-trial conference and argument on motions

11:00 AM
Citibank v. Heesh 63-2022-CV
Motion for Summary Judgment
Lipinski/Morello

11:30 AM
Freedom Mortgage Corporation v. Hanley 467-2019-CV
Argument on Exceptions to schedule of distribution
Schloesser/Walczak/Pro Se

Friday, January 27, 2023

9:00 AM
Cito v Clements 324-2021-CV
Non-Jury trial
Clause/Namey

1:00 PM
Name Changes
200-2022-CV IN Re: Knorowski Burlein



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