

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

March 24, 2023

Vol. 13, No. 4

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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Publisher:  
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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.

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

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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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

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Bonnie L. Carney  
Jonathan J. Dunsinger

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**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

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**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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Joseph W. Adams  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

District Attorney's Office — Press Release

## CLEMENS CONVICTED FOR SELLING HEROIN LACED WITH FENTANYL

March 16, 2023 — Wayne County District Attorney A.G. Howell announced today that Jouhua Clemens, age 32, of Dreher Township was convicted of four drug related crimes including the sale of Heroin laced with Fentanyl. The Jury deliberated for 23 minutes before reaching their Verdict. President Judge Janine Edwards revoked the Defendant's bail and he was remanded to the Wayne County Prison.

Howell stated that “this verdict should send a clear message to the citizens of Wayne County that Law Enforcement will pursue, arrest, and convict drug dealers who are selling this poison in Wayne County. Too many families are suffering today from drug deliveries of Heroin laced with Fentanyl which result in the deaths of their loved ones”

Howell praised the work of the PSP Vice Unit which investigated the case. He also thanked Pat Robinson who prosecuted the case

### Deborah L. Bates Register of Wills and Recorder of Deeds of Wayne County

Court House Annex  
925 Court Street  
Honesdale, PA 18431

(570) 253-5970 ext. 4040  
Fax: (570) 253-3208  
www.waynecountypa.gov

March 10, 2023

To: Wayne County Bar Association Members

Due to the county reassessment, the common level ratio factor has been adjusted to 1. I received the following information from Realty Transfer Tax Division.

**“We will update our website showing the CLF 1 effective for January 1, 2023. We will update our system so if we would assessment any documents that are recorded after Jan 1, 2023 we will use the CLR effective at that time period. If someone filed and paid with the higher CLRF, they can file a refund petition.” Heidi Schultz, Division Chief, Realty Transfer Tax Department**

You may obtain the refund petition at the following link.

<https://www.revenue.pa.gov/FormsandPublications/FormsforIndividuals/RTT/Documents/rev-1651.pdf> (Application for Refund Pennsylvania Realty Transfer Tax (REV-1651) (pa.gov))

Please do not hesitate to contact me if you have any questions.

Deborah L. Bates,  
Recorder of Deeds

**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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**EXECUTOR NOTICE**

Estate of Cyrus Rennie England, Jr.  
AKA Cyrus R. England  
Late of Lehigh Township  
EXECUTOR  
Jeffrey A. England AKA Jeffrey  
Alan England  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424  
ATTORNEY  
Timothy B. Fisher II, Esq.  
Fisher & Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

3/24/2023 • 3/31/2023 • 4/7/2023

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**ESTATE NOTICE**

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

Letters of Administration on said  
Estate having been granted to the  
undersigned, all persons indebted  
thereto are requested to make

immediate payment and those hav-  
ing claims or demands against the  
same will present them without  
delay for settlement to:

Eric Rankinen  
1247 Deerfield Drive  
Williamsport, PA 17701

OR

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

3/24/2023 • 3/31/2023 • 4/7/2023

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**EXECUTOR NOTICE**

Estate of Charles Taraskewicz  
Late of Matamoros 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 Hones-  
dale Borough, Wayne County

Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Lorie Ann Smith PO Box 651, Honesdale, PA 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

**3/24/2023 • 3/31/2023 • 4/7/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of MARY PORTO, late of Lake Ariel, PA., Date of death November 30, 2022. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**3/24/2023 • 3/31/2023 • 4/7/2023**

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**ESTATE NOTICE**

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

**3/17/2023 • 3/24/2023 • 3/31/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Donna Smith a/k/a Donna Marie Smith in the Estate of Harry MacTravers Coburn, who died on January 17, 2023, late resident of 2861 River Road, Damascus, Pennsylvania 18415. 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 the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431.

JOHN J. MARTIN, ESQUIRE  
A TIORNEY FOR THE ESTATE

**3/10/2023 • 3/17/2023 • 3/24/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Dina Bassi in the Estate of Maureen E. DeGrazio, who died on December 15, 2022, late resident of 116 The Hideout, Lake Ariel, Pennsylvania 18436. 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 the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

**3/10/2023 • 3/17/2023 • 3/24/2023**

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**ESTATE NOTICE**

Estate of George Wayne  
Freyberger, a/k/a George W.  
Freyberger  
Late of Mount Pleasant Township  
Ami Joy Freyberger  
175 Huguenot St., Unit 1905  
New Rochelle, NY 10801  
Executor of the Estate  
Steven E. Burlein, Esquire  
P.O. Box 793  
Honesdale PA 18431  
Attorney for the Estate

**3/10/2023 • 3/17/2023 • 3/24/2023**

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**OTHER NOTICES**

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**NOTICE**

COURT OF COMMON PLEAS  
WAYNE COUNTY, PA - CIVIL  
DIVISION - LAW  
No. 2022-00502  
MORTGAGE FORECLOSURE  
ACTION

21ST MORTGAGE CORPORA-  
TION, ASSIGNEE OF TAMMAC  
HOLDINGS CORPORATION  
Plaintiff,

vs.

**FRANK J. ROSES, as Mortgagor  
and Real Owner**  
Defendant,

**TO: FRANK. J. ROSES**

BY ORDER DATED January 6,  
2023, THE WAYNE COUNTY  
COURT OF COMMON PLEAS  
ENTERED AN ORDER  
AUTHORIZING 21st MORTGAGE  
CORPORATION, TO SERVE

YOU BY PUBLICATION.

PLEASE TAKE NOTICE THAT  
ON MARCH 13, 2023, A  
DEFAULT JUDGMENT IN  
MORTGAGE FORECLOSURE  
WAS ENTERED AGAINST YOU,  
IN THE AMOUNT OF \$43,267.14  
PLUS INTEREST FROM FEBRU-  
ARY 28, 2023, RELATING TO  
REAL PROPERTY LOCATED AT  
111 WHITE BIRCH LANE,  
BEING LOT 4 IN HEMLOCK  
FOREST ESTATES, LAKE  
ARIEL, WAYNE COUNTY,  
PENNSYLVANIA.

Kellie Rahl-Heffner, Esquire  
Attorney for Plaintiff  
Attorney I.D. No. 200962  
33 S. 7th Street, PO Box 4060  
Allentown, PA 18105-4060  
(610) 820-5450

**3/24/2023**

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**NOTICE**

COURT OF COMMON PLEAS  
OF WAYNE CO. COMMON-  
WEALTH OF PENNSYLVANIA

CASE NO. 518-2022-CIVIL;  
COMPLAINT-ACTION IN QUIET  
TITLE

P&S PROPERTIES, LLC,  
Plaintiff

vs.

COLLEEN WIREMAN,  
Defendants

TAKE NOTICE THAT Plaintiff  
has filed a Complaint-Action in  
Quiet Title in the aforesaid Court  
against you in connection with the



property described in deed dated July 12, 2000 and recorded in Wayne County Record Book 1669 at Page 187 with a property located as follows: ALL THE FOLLOWING described lots or parcels of land situate, lying and being in the Township of Lehigh in the development of Indian Country Campsites, Inc., County of Wayne, and State of Pennsylvania: PARCEL I: Lot No. 39 in Block No. D of Section No. 3, as shown on the survey and original plan of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania in Map Book 10, at Page 144.

If you wish to defend you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defense 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT**

**WHERE YOU CAN GET LEGAL HELP.**

Wayne County Courthouse,  
Honesdale, PA 18431,  
Intake 1-877-953-4250,  
Monday-Thursday 9:30-11:30 am  
and 1:30-3:30 pm,  
Friday 9:30-11:30 am

John J. Martin, Esquire  
1022 Court Street  
Honesdale, Pennsylvania 18431  
Attorney for Plaintiff

3/24/2023

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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:  
Andrew Razny

No. 31-2023-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 19th day of January 2023, upon motion of Andrew Razny, 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:

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3/24/2023

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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 12, 2023**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Co., as Trustee for the Certificatesholders of Soundview Home Trust 2005-DO1, Asset-Backed Certificates, Series 2005-DO1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 12th day of April, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece, parcel or tract of land situate, lying and being in Gouldsboro, in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, shown outlined with brown upon blueprint map filed in Map Book 13, page 187, and bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of Second Street, said point being distant two hundred sixty-four (264) feet, measured South five (5) degrees twenty-two (22) minutes East from a concrete monument corner,

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

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

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

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

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

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

January 23, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Nathalie Paul, Esq.

**3/17/2023 • 3/24/2023 • 3/31/2023**

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

By virtue of a writ of Execution instituted by: PHH Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of April, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

**ALL THAT PIECE, parcel or lot of land situate, lying and being the**

Township Of Buckingham, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

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

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

Parcel No. 03-0-0164-0010.0007-

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

Seized and taken in execution as property of:  
Stacey Ann Pennington  
Bartholomew, as Admtx. to the Estate of Seth D. Pennington ak/a Seth Dorin Pennington, Jr., Deceased 5 Blackberry Lane CENTER MORICHES NY 11934  
Amy Pennington, as Admtx., to the Estate of Seth D. Pennington aka

Seth Dorian Pennington, Jr., Deceased 2442 8th Avenue, N #206 SEATTLE WA 98109

Seth Dorian Pennington, III, as Admtr., to the Estate of Seth D. Pennington aka Seth Dorian Pennington, Jr., Deceased 333 Crescent Avenue LEONIA NJ 07605

Diane J. Mitarotonda 56 Turner Court PLEASANT MOUNT PA 18453

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

January 26, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.  
Matthew C. Fallings Esq.

**3/24/2023 • 3/31/2023 • 4/7/2023**

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

By virtue of a writ of Execution instituted by: PNC Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of April, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 1214 IN SECTION 12 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIPS OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA, ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA; APRIL 9, 1970 IN PLAT BOOK 5, PAGES 26 AND 27; MAY 11, 1970 IN PLAT BOOK 5, PAGES 34 AND 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGES 57 AND 58; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 59 AND 61 THROUGH 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGES 66 THROUGH 68; MAY 10, 1971 IN

PLAT BOOK 5, PAGES 69 THROUGH 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 73 THROUGH 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96 THROUGH 104.

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

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

BEING the same premises which FREDERICK FRANCHI AND SUSAN FRANCHI, HUSBAND AND WIFE by Deed dated 06/17/2003 and recorded in the Office of Recorder of Deeds of Wayne County on 08/28/2003 at Book 2318, Page 277 granted and conveyed unto JOSEPH FERENO AND FRIEDA FERENO.

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

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

January 25, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in


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

ANY SUCCESSFUL BIDDER

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

Matthew C. Fallings Esq.

3/24/2023 • 3/31/2023 • 4/7/2023



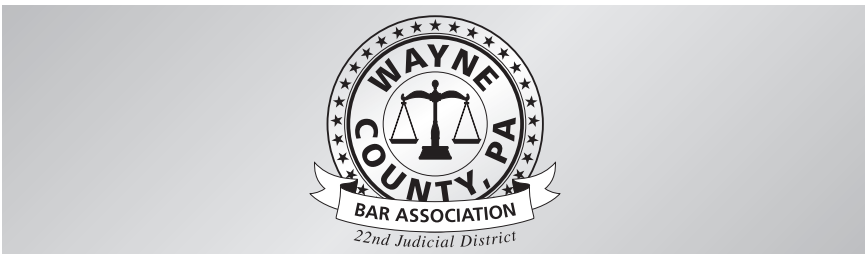
**WAYNE COUNTY LEGAL JOURNAL**  
*Official Publication of the Wayne County Bar Association*

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Email [baileyd@ptd.net](mailto:baileyd@ptd.net) or call 570-251-1512.



## CIVIL ACTIONS FILED

FROM FEBRUARY 25, 2023 TO MARCH 3, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1998-20242	PUBLIC SERVICE WATER COMPANY	3/01/2023 1:52	SATISFACTION	—
1998-20827	COUNTRY CLASS INC	3/01/2023 12:00	SATISFACTION	—
1999-20674	PLEASANT MOUNT TIRE SUPPLY	3/01/2023 1:52	SATISFACTION	—
2000-20350	NORTH AMERICAN CORPORATION	3/01/2023 12:00	SATISFACTION	—
2001-20292	COUNTRY CLASS INC	3/01/2023 12:00	SATISFACTION	—
2002-20131	MOSS HOLLOW CREEK GOLF PARK	3/01/2023 12:00	SATISFACTION	—
2002-20292	EENI AUTO REPAIR INC	3/01/2023 12:00	SATISFACTION	—
2003-20086	POCONO SCREEEN SUPPLY	3/01/2023 1:52	SATISFACTION	—
2003-20114	TGR PROPERTY SERVICES INC	3/01/2023 12:00	SATISFACTION	—
2003-20249	BEIER INDUSTRIES INCORPORATED	3/01/2023 12:00	SATISFACTION	—
2003-20654	BEIER INDUSTRIES INCORPORATED	3/01/2023 12:00	SATISFACTION	—
2003-20852	POCONO SCREEN SUPPLY	3/01/2023 1:52	SATISFACTION	—
2004-20076	POCONO SCREEN SUPPLY	3/01/2023 1:52	SATISFACTION	—
2004-20111	EENI AUTO REPAIR INC	3/01/2023 1:52	SATISFACTION	—
2004-20272	SOFTWARE SYSTEMS GROUP INC	3/01/2023 1:52	SATISFACTION	—
2004-20288	SOFTWARE SYSTEMS GROUP INC	3/01/2023 1:52	SATISFACTION	—
2004-20358	EENI AUTO REPAIR INC	3/01/2023 1:52	SATISFACTION	—
2005-20821	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2005-20920	CURTIS ROSE M	3/01/2023 12:00	SATISFACTION	—
2006-20238	KRUGS LOVE N COUNTRY FLORIST INC	3/01/2023 12:00	SATISFACTION	—
2006-20364	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2006-20387	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2006-21026	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2006-21028	MICHAEL J HARKINS III TRUCKING	3/02/2023 8:09	SATISFACTION	—
2006-21467	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2007-20128	J BRANTS INCORPORATED	3/01/2023 12:00	SATISFACTION	—
2007-20505	FAHRENHEIT HEATING & COOLING INC	3/01/2023 12:00	SATISFACTION	—
2007-20776	VISION CONTRACT FLOORING INDC	3/01/2023 12:01	SATISFACTION	—
2007-20779	ENVIRONSPEC LTD	3/01/2023 12:01	SATISFACTION	—
2007-20949	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2007-20950	MCKEAN CONSTRUCTION	3/01/2023 12:01	SATISFACTION	—
2007-21130	MCKEAN CONSTRUCTION	3/01/2023 12:01	SATISFACTION	—
2007-21314	CURTIS ROSE M	3/01/2023 1:52	SATISFACTION	—
2007-21319	MCKEAN CONSTRUCTION	3/01/2023 12:01	SATISFACTION	—
2007-21321	RO BECC CORPORATION	3/01/2023 12:01	SATISFACTION	—
2007-21452	CURTIS ROSE M	3/01/2023 1: 52	SATISFACTION	—
2008-20071	MCKEAN CONSTRUCTION	3/01/2023 12:01	SATISFACTIO~	—
2008-20072	RO BECC CORPORATION	3/01/2023 12:01	SATISFACTION	—
2008-20207	BEANS INC	3/01/2023 12:01	SATISFACTION	—

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

2008-20316	BEANS INC	3/01/2023	12:01	SATISFACTION	—
2008-20319	MCKEAN CONSTRUCTION	3/01/2023	12:01	SATISFACTION	—
2008-20320	RO BECC CORPORATION	3/01/2023	12:01	SATISFACTION	—
2008-20852	BEANS INC	3/01/2023	12:01	SATISFACTION	—
2008-20856	MCKEAN CONSTRUCTION	3/01/2023	12:01	SATISFACTION	—
2008-20858	RO BECC CORPORATION	3/01/2023	12:01	SATISFACTION	—
2008-21634	MCKEAN CONSTRUCTION	3/01/2023	12:01	SATISFACTION	—
2008-21977	CURTIS ROSE M	3/01/2023	1:52	SATISFACTION	—
2009-21066	MOSS HOLLOW CREEK GOLF PARK	3/02/2023	8:09	SATISFACTION	—
2009-21359	EASTERN GOLF CORP OF PA INC	3/01/2023	11:14	SATISFACTION	—
2009-21490	ECONOCO INC	3/02/2023	8:09	SATISFACTION	—
2009-21603	FIRESIDE INC	3/02/2023	3:08	SATISFACTION	—
2009-21608	BEANS INC	3/01/2023	11:14	SATISFACTION	—
2009-21619	KEITH WARDLE INC	3/02/2023	8:09	SATISFACTION	—
2009-21639	BORS DAM & DOWDING INC	3/01/2023	3:08	SATISFACTION	—
2009-21640	HOME CONSULTANTS INC	3/01/2023	3:08	SATISFACTION	—
2009-22001	HOME CONSULTANTS INC	3/02/2023	8:09	SATISFACTION	—
2010-20859	AMERICAN REAL ESTATE INVESTMENT HOLDINTGS I INC	3/02/2023	8:09	SATISFACTION	—
2010-21755	HONESDELI INC	3/01/2023	3:08	SATISFACTION	—
2010-21985	BEANS INC	3/01/2023	11:14	SATISFACTION	—
2011-00267	RENN THOMAS A	3/03/2023	9:37	SATISFACTION	—
2011-20015	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023	8:09	SATISFACTION	—

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2011-20016	HONESDELI INC	3/01/2023 3:08	SATISFACTION	—
2011-20324	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:09	SATISFACTION	—
2011-20325	HONESDELI INC	3/01/2023 3:08	SATISFACTION	—
2011-20531	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:09	SATISFACTION	—
2011-21181	HONESDELI INC	3/01/2023 3:08	SATISFACTION	—
2011-21329	4 CORNERS DINER LLC	3/01/2023 3:08	SATISFACTION	—
2011-21337	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:09	SATISFACTION	—
2011-21344	SUNDOWN GUN SHOP LLC	3/01/2023 11:14	SATISFACTION	—
2011-21551	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:09	SATISFACTION	—
2011-21552	JPS FAMILY RESTAURANT	3/01/2023 3:08	SATISFACTION	—
2011-21657	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:09	SATISFACTION	—
2011-21659	JPS FAMILY RESTAURANT	3/01/2023 3:08	SATISFACTION	—
2011-21797	4 CORNERS DINER LLC	3/01/2023 3:08	SATISFACTION	—
2011-21800	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:10	SATISFACTION	—
2011-21804	JPS FAMILY RESTAURANT	3/01/2023 3:08	SATISFACTION	—
2011-21879	BURSHNICK DONALD	2/27/2023 3:18	SATISFACTION	—
2011-21953	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:10	SATISFACTION	—
2011-21954	JAY BEES ENTERPRISE INC	3/01/2023 3:08	SATISFACTION	—
2011-21957	JPS FAMILY RESTAURANT	3/01/2023 3:08	SATISFACTION	—
2012-20088	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:10	SATISFACTION	—
2012-20089	JAY BEES ENTERPRISE INC	3/01/2023 3:08	SATISFACTION	—
2012-20091	JPS FAMILY RESTAURANT	3/01/2023 3:08	SATISFACTION	—
2012-20224	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:10	SATISFACTION	—
2012-20367	MCKEAN CONSTRUCTION	3/01/2023 11:14	SATISFACTION	—
2012-20368	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-20463	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-20574	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-20755	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-21166	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-21288	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-21452	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-21617	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11	SATISFACTION	—
2012-21618	JAY BEES ENTERPRISE INC	3/01/2023 3:08	SATISFACTION	—

2013-20026	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11 SATISFACTION	—
2013-20163	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11 SATISFACTION	—
2013-20299	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11 SATISFACTION	—
2013-20441	JULIA RIBAUDO SENIOR SERVICES LLC	3/01/2023 11:15 SATISFACTION	—
2013-20448	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11 SATISFACTION	—
2013-20456	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11 SATISFACTION	—
2013-20742	AMERICAN REAL ESTATE INVESTMENT HOLDINGS I INC	3/02/2023 8:11 SATISFACTION	—
2013-20743	ARIEL SCREEN ARTS LLC	3/01/2023 3:09 SATISFACTION	—
2013-21463	SMITH GRIEVE INC	3/01/2023 11:15 SATISFACTION	—
2014-20299	JACKSON RONALD PARENT OF RONALD W J	3/02/2023 10:19 SATISFACTION	1,524.50
2014-20299	JACKSON MARY PARENT OF RONALD W JA	3/02/2023 10:19 SATISFACTION	1,550.50
2014-20317	SMITH GRIEVE INC	3/01/2023 1:52 SATISFACTION	—
2014-20372	ARIEL SCREEN ARTS LLC	3/01/2023 3:09 SATISFACTION	—
2014-20469	BILL GOODWIN CONSTRUCTION LLC	3/01/2023 1:53 SATISFACTION	—
2014-20475	SMITH GRIEVE INC	3/01/2023 1:53 SATISFACTION	—
2014-20922	MOUNTAINEER HARDWOODS INC	3/01/2023 3:09 SATISFACTION	—
2014-20923	BILL GOODWIN CONSTRUCTION LLC	3/01/2023 1:53 SATISFACTION	—
2016-20705	WOODLAND CREEK PROPERTY & DEVELOPMENT	3/01/2023 3:09 SATISFACTION	—
2016-20706	BIGTROP RICHARD E JR	3/01/2023 3:09 SATISFACTION	—
2016-20709	HEYN VALERIE MELISSA	3/01/2023 1:53 SATISFACTION	—
2016-20964	BILL GOODWIN CONSTRUCTION LLC	3/01/2023 3:09 SATISFACTION	—
2016-21051	NORTHEAST EXPOSURE PHOTOGRAPHY LLC	3/01/2023 3:09 SATISFACTION	—
2017-20004	MCCARTHY BROS	3/01/2023 1:53 SATISFACTION	—
2017-20004	MCCARTHY PATRICK	3/01/2023 1:53 SATISFACTION	—
2017-20006	HYDE ROBERT A JR	3/01/2023 3:09 SATISFACTION	—
2017-20011	GROUDAS JENNIFER R	3/01/2023 1:53 SATISFACTION	—
2017-20060	SHEHATA HELMI S	3/01/2023 3:09 SATISFACTION	—
2017-20061	HANSEN MICHELLE C	3/01/2023 1:53 SATISFACTION	—
2017-20064	BILL GOODWIN ENTERPRISES LLC	3/01/2023 3:09 SATISFACTION	—
2017-20282	SUNDOWN GUN SHOP LLC	3/01/2023 3:09 SATISFACTION	—
2017-20468	SWINGLE DAVID P	3/01/2023 1:53 SATISFACTION	—
2017-20469	EVANS MOZELL	3/01/2023 3:09 SATISFACTION	—
2017-20471	MASTERSON JOSEPH	3/01/2023 1:53 SATISFACTION	—
2017-20900	CAWLEY PAUL J	2/27/2023 3:37 SATISFACTION	—
2018-20041	LAWRENCE BROS 7770 INC	3/01/2023 3: 09 SATISFACTION	—
2021-00425	SMITH JEFFREY	2/28/2023 3:22 VERDICT	—
2021-00425	SMITH PAMELA HIS WIFE	2/28/2023 3:22 VERDICT	—
2021-00425	SMITH JEFFREY	2/28/2023 3:22 VERDICT (COUNTERCLM)	—
2021-00425	SMITH PAMELA HIS WIFE	2/28/2023 3:22 VERDICT (COUNTERCLM)	—

2021-00425	SMITH JEFFREY	2/28/2023 3:	'22 JUDGMENT ON VERDICT	25,510.05
2021-00425	SMITH PAMELA HIS WIFE	2/28/2023 3:22	JUDGMENT ON VERDICT	25,510.05
2022-00480	STITT THOMAS H	3/03/2023 3:57	DEFAULT JUDGMENT	9,136.26
2022-00510	HINOJOSA MITON JR	2/28/2023 3:50	DEFAULT JUDGMENT	105,312.37
2022-00510	TRUSH STEVEN	2/28/2023 3:50	DEFAULT JUDGMENT	105,312.37
2022-00520	TURNER BRIAN	2/28/2023 3:22	DEFAULT JUDGMENT	—
2022-20410	BERWANGER CASEY	2/27/2023 3:37	SATISFACTION	—
2022-20410	BERWANGER BETH ANN'	2/27/2023 3:37	SATISFACTION	—
2023-20094	RAMIREZ MARIA	2/27/2023 3:06	JP TRANSCRIPT	2,102.21
2023-20095	SCHMIDT NICOLE.E	2/27/2023 3:17	JUDGMENT	3,277.25
2023-20096	SANDIFER DANYEL	2/27/2023 3:55	JP TRANSCRIPT	1,196.4?
2023-20097	DINARDO NINA	3/02/2023 11:06	JP TRANSCRIPT	1,932.24
2023-20098	WILLIAMS KAILEY	3/02/2023 11:06	JP TRANSCRIPT	11,502.29
2023-20099	GADEA DOLORES	3/02/2023 11:07	JP TRANSCRIPT	3,025.81
2023-20100	KANN MATTHEW W	3/02/2023 11:07	JP TRANSCRIPT	1,722.06
2023-20101	BERGER WENDY	3/02/2023 11:08	JP TRANSCRIPT	12,061.45
2023-20102	PUNZI DOROTHY	3/02/2023 11:08	JP TRANSCRIPT	3,599.58
2023-20103	GRIES NATASHA	3/02/2023 12:34	JP TRANSCRIPT	563.75
2023-40004	FLT REALTY HOLDINGS LLC OWNER P	2/27/2023 12:15	STIP VS LIENS	—
2023-40004	BOOGERTMAN BUILDERS & EXCAVATING CONTRACTOR	2/27/2023 12:15	STIP VS LIENS	—
2023-40005	FLT REALTY HOLDINGS LLC OWNER P	2/27/2023 12:15	STIP VS LIENS	—
2023-40005	BURKHOLDER POLE BUILDINGS AND RENOVATIONS LLC CONTRACTOR	2/27/2023 12:15	STIP VS LIENS	—
2023-40006	WOOSTER DAVID OWNER P	2/27/2023 1:09	WAIVER OF LIENS	—
2023-40006	WATSON REBECCA OWNER P	2/27/2023 1:09	WAIVER OF LIENS	—
2023-40006	MD CONSTRUCTION SERVICES LLC CONTRACTOR	2/27/2023 1:09	WAIVER OF LIENS	—
2023-40007	CLARK DANIEL M OWNER P	3/02/2023 11:45	STIP VS LIENS	—
2023-40007	MARINO ANTHONY J OWNER P	3/02/2023 11:45	STIP VS LIENS	—
2023-40007	SHORTEN HOMES CONTRACTOR	3/02/2023 11:45	STIP VS LIENS	—
2023-90018	HALLOCK DAVID W	2/27/2023 1:47	ESTATE CLAIM	295.67

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00120	ELONKA STEPHEN M JR	PETITIONER	3/03/2023	—
2023-00120	WAYNE COUNTY BOARD OF ASSESSMENT & REVISION OF TAXES	RESPONDENT	3/03/2023	—
2023-00120	LEBANON TOWNSHIP	RESPONDENT	3/03/2023	—
2023-00120	WAYNE COUNTY	RESPONDENT	3/03/2023	—
2023-00120	WAYNE HIGHLANDS SCHOOL DISTRICT	RESPONDENT	3/03/2023	—
2023-00122	UNION LAKE HOTEL COMPANY INC	PETITIONER	3/03/2023	—
2023-00122	WAYNE COUNTY BOARD OF/FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	3/03/2023	—
2023-00122	MANCHESTER TOWNSHIP	RESPONDENT	3/03/2023	—
2023-00122	WAYNE COUNTY	RESPONDENT	3/03/2023	—
2023-00122	WAYNE HIGHLANDS SCHOOL DISTRICT	RESPONDENT	3/03/2023	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00123	CITIBANK N A	PLAINTIFF	3/03/2023	—
2023-00123	POLLAN NICOLE M	DEFENDANT	3/03/2023	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00115	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/02/2023	—
2023-00115	BAIAMONTE GIUSEPPE	DEFENDANT	3/02/2023	—

**CONTRACT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00118	BECKLO NATHAN	PLAINTIFF	3/03/2023	—
2023-00118	BECKLO SEVIL	PLAINTIFF	3/03/2023	—
2023-00118	PROVISION HOME INSPECTIONS	DEFENDANT	3/03/2023	—
2023-00118	POCONO PEST	DEFENDANT	3/03/2023	—

**ORDER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00116	VENIRE FOR JURORS FOR 2023	PLAINTIFF	3/02/2023	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00114	FIRST NATIONAL BANK OF PENNSYLVANIA	PLAINTIFF	2/28/2023	—
2023-00114	VAIL JAY	DEFENDANT	2/28/2023	—
2023-00114	VAIL LYNITA M	DEFENDANT	2/28/2023	—

**REAL PROPERTY — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00113	ROBERT'S MARILYN J	PLAINTIFF	2/27/2023	—
2023-00113	WAYNE COUNTY TAX CLAIM BUREAU	DEFENDANT	2/27/2023	—
2023-00113	TIGUE THOMAS	DEFENDANT	2/27/2023	—

**TORT — INTENTIONAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00119	ELONKA STEPHEN M JR	PLAINTIFF	3/03/2023	—
2023-00119	JANDREAU STEVEN JR	DEFENDANT	3/03/2023	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00121	WAGNER PATRICIA	PLAINTIFF	3/03/2023	—
2023-00121	WAGNER ROBERT	PLAINTIFF	3/03/2023	—
2023-00121	SMITH MARLENE	DEFENDANT	3/03/2023	—
2023-00124	ZYDZIK JOHN	PLAINTIFF	3/03/2023	—
2023-00124	HAVERKORN JEANNY	DEFENDANT	3/03/2023	—

**MORTGAGES AND DEEDS**

*RECORDED FROM MARCH 13, 2023 TO MARCH 17, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
JOHNSTON MATTHEW V	NAVY FEDERAL CREDIT UNION	SOUTH CANAAN TOWNSHIP	360,000.00
MUGLIA CHRISTOPHER A	EQUITY PRIME MORTGAGE LLC	OREGON TOWNSHIP	
MUGLIA MONICA A	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
	EQUITY PRIME MORTGAGE L L C		466,200.00
HAMM KRISTINA	RURAL HOUSING SERVICE	HONESDALE BOROUGH	33,485.49
HAMMILL BRIAN	DUBOIS CHRISTOPHER	MANCHESTER TOWNSHIP	
	DUBOIS KATHERINE		185,000.00
VERESS LASZLO	HONESDALE NATIONAL BANK	WAYMART BOROUGH	
VERESS KINGA GALBACS			
MARKOS BALAZS			147,000.00
SCHWEIGHOFER TIMOTHY	HONESDALE NATIONAL BANK	LEBANON TOWNSHIP LEBANON & DAMASCUS TOWNSHIPS DAMASCUS TOWNSHIP DAMASCUS & LEBANON TOWNSHIPS	
BROWN JAMES L	WAYNE BANK	SOUTH CANAAN TOWNSHIP	
BROWN MARY			205,000.00
CONWAY VIRGINIA H	PS BANK P S BANK	DYBERRY TOWNSHIP	225,000.00
STEINETZ FRANK III AKA STEINETZ FRANK R III AKA	HOUSING & URBAN DEVELOPMENT	LEHIGH TOWNSHIP	23,100.99
HILLER ROBERT M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	OREGON TOWNSHIP	
HILLER MARY ANNE	LOANDEPOT COM		234,025.00
DIAMOND PAUL M	SUMMIT MORTGAGE CORPORATION	HONESDALE BOROUGH	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		221,250.00
TORYAK CATHLEEN M	DIME BANK	LEHIGH TOWNSHIP	
TORYAK ANTON J			365,000.00
ALLAKHVERDIAN NIKOL	ROCKET MORTGAGE	LAKE TOWNSHIP	
WALKER IRINA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		244,000.00
YANOLATOS DAVID F	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	
	NEW AMERICAN FUNDING		185,000.00
WILSON MICHAEL R	LEBANON FEDERAL CREDIT UNION	LEHIGH TOWNSHIP	
ZENTZ AMY C			175,000.00
THEOBALD THOMAS P	HONESDALE NATIONAL BANK	OREGON TOWNSHIP	
THEOBALD BARBARA J			300,000.00
ROTTKAMP DAVID P	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
ROTTKAMP DIANE C			110,000.00
BREGENZER THOMAS	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
BREGENZER DIANE			75,000.00

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

MCGUIRE ROBERT M MCGUIRE DANIELLE	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP 1	150,000.00
YU WESLEY H L	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DYBERRY TOWNSHIP	419,000.00
GRABON ALBERT GRABON DOROTHY	CITIZENS BANK	PAUPACK TOWNSHIP	135,000.00
GRIFFITH PAUL BEAGEN COLLEEN	WAYNE BANK	LAKE TOWNSHIP	175,000.00
CUOZZO PETER JOHN	SPRING EQ MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	25,000.00
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SARGENT FRANK R EST AKA			
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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*March 27, 2023–March 31, 2023*

---

**Tuesday, March 28, 2023**

9:00 AM  
Lohman v. Lohman n/k/a Blanco 133-2019-DR  
Contempt  
Kalinowski/Pro Se

---

1:00 PM  
DR Contempt

---

1:30 PM  
De Novo Hearings

**Wednesday, March 29, 2023**

8:30 AM  
Mayle v. Sedora 187-2021-DR  
Custody Pre-Trial  
Pro Se/ Pro Se

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8:45 AM  
Nowkowski v. Alvarez 640-2017-DR  
Custody Pre-Trial  
Muir/Campbell

---

9:00 AM  
Central Court 3rd Floor Courtroom

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9:15 AM  
Minor v. Podunajec 591-2010-DR  
Custody Pre-Trial  
Farrell/Walker

---

9:30 AM  
Foshay v. Mauro 508-2021-DR  
Contempt  
Bugaj/Thomas

---

10:00 AM  
Daniels v. Daniels 237-2022-DR  
Special Relief Hearing  
Bugaj/Muir

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court



**Thursday, March 30, 2023**

8:45 AM  
Swearing in

---

9:00 AM – 10:00 AM  
Commonwealth Matters  
Violation of Parole 377-2020-CR Houshower, Denise Burlein  
Violation of Parole 82-2022-CR Fuller, Vandergriff Burlein  
Sentencing 209 & 370-2022-CR Brown, Ashley Burlein  
Sentencing 242-2022-CR Swift, Richard Zimmerman  
Sentencing 319-2022-CR Swendsen, Thomas Zimmerman  
Sentencing 307-2022-CR Brooks, Cassandra Burlein  
Sentencing 325-2022-CR Jackson, Brooke Zimmerman  
Sentencing 356-2022-CR Cahill, Katelin Zimmerman  
Sentencing 272-2022-CR Ehrgood, David Farrell  
Sentencing 349-2022-CR Sevigny, Wyatt Farrell  
ICC 32-2023-MD Kuzo, Michael  
Sentencing & Restitution Hearing 328-2022-CR Miller, April Burlein  
Hearing on Post Sentence Motions 150-2022-CR Modiano, Erica Burlein  
Sentencing 355-2022-CR Contreras, Alberto Gryskewicz  
Sentencing 200-2022-CR Pomeroy, James Farrell

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1:00 PM  
Commonwealth Matters  
Guilty Plea 225-2022-CR Bingham, Matthew Burlein  
Guilty Plea 366-2022-CR Lane, Anthony Burlein  
Guilty Plea & Sentencing 28-2023-CR Birtel, Shawn Martin II  
Guilty Plea 17-2023-CR Wilkinson, Robert Martin II  
ARD 25-2023-CR Buranich, Cassandra Munley  
ARD 22-2023-CR Gravel, Diane Munley  
ARD 46-2023-CR Schmidt, Paige Burlein  
ARD 39-2023-CR Olsommer, Brady Martin II  
GP 21-2023-CR Nelson, Christopher Burlein

---

2:00 PM  
Commonwealth v. Calin Riffle 419-2019-CR  
Non-Jury Trial  
DA/Burlein

---

**Friday, March 31, 2023**

9:00 AM  
PFA  
Occurs every Friday effective 3/31/2023 until 3/31/2023 from 9:00 AM to 10:00 AM

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10:00 AM  
Rule to Dismiss  
18-2019-DR Rodriguez Baker v. Baker Anderson/Pro Se  
67-2019-DR Guruianu v. Andrievskikh O'Malley/Pro Se  
87-2019-DR Freer v. Mckinney Pro Se/ Pro Se  
136-2019-DR Johnson v. Dancy O'Malley/Pro Se  
142-2019-DR Ferry v. Ferry Campbell/T.Farley  
186-2019-DR Grasso v. Grasso Campbell/Buscarini

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200-2019-DR McAllister v. Todd Pro Se/ Pro Se  
248-2019-DR Bognatz v. Bognatz Rechner/Pro Se Withdrawn  
255-2019-DR Carlew v. Carlew Pro Se/ Pro Se  
382-2019-DR Devrieze v. Devrieze Howell?/Pro Se  
404-2019-DR Ganner v. Christie Pro Se/ Pro Se  
495-2019-DR Dohner v. Dohner Campbell/Pro se  
500-2019-DR Lee v. Lee Farrell/Jones  
505-2019-DR Vincent v. Vincent Pro Se/Pro Se  
589-2019-DR Randolph v. Randolph Pro Se/ Pro Se  
610-2019-DR Miller v. Miller Jones/Pro Se  
666-2019-DR Costa v. Costa Ferrario/Pro Se  
10-2020-DR Lucas v. Lucas Farrell/O'Malley  
24-2020-DR Oliver v. Oliver Lalley/Pro Se  
54-2020-DR Ortolà v. Ortolà Barlow/Pro Se  
59-2020-DR Dowe v. Dowe Martin/Pro Se  
96-2020-DR Wong v. Barone Rechner/Pro Se  
101-2020-DR Lamonica v. Lamonica Campbell/Mulligan

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10:30 AM  
Brown v. Coppola 349-2021-DR  
Contempt  
Pro Se/ Weed

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11:00 AM  
Wallace v. Wallace 77-2014-DR  
Contempt  
Malski-Pezak /Cali

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

*March 27, 2023–March 31, 2023*

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**Monday, March 27, 2023**

9:00 AM

Lake Genero, LLC v. Morisco 262-2022-CV

Ejectment Hearing

Newman/Martin

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9:00 AM

Status Conferences

9:00 313-2020-CV Unger v. Paupack Township Clause/Haiser

9:15 349-2022-CV Sunrise Terrace Management v. Central Wayne Regional  
Authority Schranghamer/Magnotta

9:30 356-2022-CV Price v. Birmelin Nealon/Kopko

9:45 362-2022-CV Vayda v. Nikitn Falcone/Piazza

10:00 363-2022-CV Pavlovich v. Pavlovich Mariotti/M.Farley

10:15 364-2022-CV Koskovich v. Sverduk Wassel/Strick

10:30 366-2022-CV Fisher v. Advanced Marketing Systems & Cummingham  
Martin/Pro Se

10:45 415-2022-CV Golba v. Golba Limpson/McLaughlin/Clause

11:00 421-2022-CV Blair v. Evertt & Henry-Heinle Krowiak/Gallin

11:15 371-2022-CV Locust Grove Trust v. Currie Weed/Rydzewski

11:30 57-2022-CV Speights v. Lakeside Biscontini/Larkin/Brennan

11:45 280-2022-CV Frotten v. Riedel & CG's Vacation Henry/Smith

11:45 66-2022-CV McElya v. McElya Lehmann/Howard/Baldwin Discontin-  
ued

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1:00 PM

Civil Rules

390-2020-CV Blue Print v. AR Motor Sports Gregory/Pro Se

395-2020-CV Bank of America v. Trygar Cusick/Pro Se Discontinued

389-2020-CV Williams v. Copensky

3-2021-CV Pentagon Federal v. Smith, Estate of Brink Pierro/

12-2021-CV Eastern Overhawk v. Meyer Schloesser Discontinued

---

1:30 PM

IN Re: H.R. 52-2022-JV

Adjudication, Delinquency & Disposition

DA/Burlein

**Tuesday, March 28, 2023**

9:00 AM  
Dependency  
9:00 Permanency Review 36-2016-DP A.K. /Anderson/Burlein/Campbell  
9:30 Permanency Review 14-2022-DP G.A./Collins/Campbell  
10:00 Permanency Review 26 & 27-2018-DP K & Z.B/Collins/Burlein  
10:30 Permanency Review 22 & 21-2022-DP B.E & D. E /Henry/Burlein  
11:00 Permanency Review 8 & 3-2022-DP E. L & L.L /Martin II/Burlein  
11:30 Permanency Review 20 & 19-2022-DP S.Q & B. Q / Martin II  
1:00 Permanency Review 16-2022-DP D.C /Martin II/Collins/Campbell/Ellis  
1:30 Permanency Review 5-2022-DP A.K /Campbell/Martin II  
2:00 1-2021-DP Permanency Review D.D /Martin II/Henry/Campbell

**Thursday, March 30, 2023**

8:45 AM  
Swearing in

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9:00 AM  
Commonwealth v. Andrew Bellino 348-2022-CR  
Sentencing  
DA/Martin II

---

9:00 AM  
Reflection Lakes v Pasquaretto 344-2022-cv  
NJ trial  
Bugaj/Weed

**Friday, March 31, 2023**

9:00 AM  
3Pondhouse LLC v. Marcinkevich 221-2022-CV  
Non- Jury Trial  
Clause/Treat

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1:00 PM  
Hall and Hall v Gallinot and Wright 366-2021-cv  
Argument on Motion for Summary Judgment  
McGlynn/Coleman

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1:30 PM  
IN Re: D.P. 44-2022-JV  
Delinquency & Disposition  
DA/Martin

**ARBITRATION ROOM CALENDAR**

*March 27, 2023–March 31, 2023*

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**Tuesday, March 28, 2023**

9:30 AM  
Paul v. Paul 22-2017-DR  
Divorce Settlement Conference (Zimmerman)  
Bugaj/Campbell

---

10:30 AM  
Rutledge v. Rutledge 506-2021-DR  
Divorce Settlement Conference (Zimmerman)  
Campbell/Martin

---

11:30 AM  
Gries v. Gries 555-2021-DR  
Divorce Settlement Conference (Zimmerman)  
Bugaj/Riccardo

---

1:00 PM  
Johannes v. Johannes 353-2021-DR  
Divorce Hearing (Zimmerman)  
Clause/Bugaj

**Wednesday, March 29, 2023**

1:00 PM  
Barbara v. Barbara 512-2021-DR  
Divorce Hearing (Karam)  
Pro Se/T.Farley

**Friday, March 31, 2023**

9:30 AM  
Paul v. Paul 22-2017-DR  
Divorce Hearing (Zimmerman)  
Bugaj/Campbell



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