

WAYNE COUNTY BAR ASSOCIATION

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JOURNAL
OF WAYNE COUNTY, 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.



PA LEGAL ADS

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Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.

A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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Matthew Meagher, *Second Judge*

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Bonnie L. Carney
Jonathan J. Dunsinger

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Brian T. Field

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Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

District Attorney's Office

PRESS RELEASE



February 9, 2023 — NICOLE ELIZABETH SCHMIDT, age 36, was sentenced to 19 months to 84 months in the State Correctional Facility on one count of Possession of a Controlled Substance with Intent to Deliver-Fentanyl (F) and two counts of Involuntary Manslaughter (M1). On October 1, 2019, Schmidt sold heroin/fentanyl to John Klikus and Karrie Klikus, of Canaan Township, Wayne County PA. Soon after the drug exchange, John and Karrie died after overdosing on the drugs purchased from Schmidt.

CRIMINAL CASES

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

HONESDALE, PA — February 9, 2023

NICOLE ELIZABETH SCHMIDT, age 36 of Harrisburg PA, was sentenced to 19 to 24 months in the State Correctional Facility on one count of Possession of a Controlled Substance with Intent to Deliver-Fentanyl (F) which she will undergo incarceration for no less of 8 months nor more than 24 months. She was also sentenced to two counts of Involuntary Manslaughter (M1) for a period of no less than 8 months nor more than 24 months, all three charges will run consecutively. She was ordered to pay the cost of persecution, and pay \$250 to the DNA Detection Fund. Due to prior history with drugs and alcohol she is eligible for the State Drug Treatment Program.

GWENA S. CERRUTO, age 60 of Honesdale PA, was placed on probation for 18 months' on one count of Retail Theft (M1). She was ordered to pay the cost of prosecution, pay \$879.63 in restitution to Walmart and to not enter Walmart while on probation. She is to continue mental health treatment, participate in counseling to address her retail theft behavior, refrain from illegal substance and to cooperate and participate with random drug testing.

JAMES REDMOND, age 41 of Honesdale PA, was sentenced to a period of 3 months' probation on one count of Driving While Operating Privilege Suspended/Revoked-Third Offense (S). He was order to pay the cost of prosecution, pay a fine of \$200, obtain employment within 30 days of sentencing or provide documentation from a doctor precluding him from employment. He is too refrain from illegal substances and participate and cooperate in random drug testing.

TYLER RAY ZENO, age 23 of Honesdale PA, was sentenced to 18 months' probation for one count of Evading Arrest Or Detention On Foot (M2), one count of Communications With 911 (M3), and one count of Retail Theft-Take Merchandise. He is order to pay the cost of prosecution, pay a \$100 fine and pay restitution to Smokin Joe's in the amount of \$2.59 within 30 days. He is also ordered to undergo a drug and alcohol evaluation and comply with any recommendations for treatment, refrain use of illegal drugs and alcohol and participate in random drug testing. He is to obtain a mental health evaluation and comply with any recommendations and participate in counseling to address retail theft behavior.

BRIDGET FOUNTAIN, age 39 of Honesdale PA, On June 18th, 2018 was sentenced to be placed in the Intermediate Punishment Program for 48 months with electronic GPS monitoring for the first 6 months on one count of Delivery of a Controlled Substance-Heroin (F). On May 5, 2022 she was sentenced to another matter to 8 months to 23 1/3 months on one count of Simple Assault (M2) and Disorderly Conduct-Engage in Fighting (M3). Fountain violated conditions of her parole by testing positive for Cocaine, Buprenorphine, and Oxycodone. She is to be remanded for the remainder of her sentence at the Wayne County Correctional Facility and to not be re-paroled until after serving 9 months incarceration.

THOMAS LODINI, age 28 of Lake Ariel PA, was issued a Bench Warrant for failure to appear at court.

JOEL BUCK, age 35 of Duncannon PA, was issued a Bench Warrant for failure to appear at court.

ALLISON KORMAN, age 41 of Lakeville PA, was issued a Bench Warrant for failure to appear at court.

MICHAEL WALSH, age 30 of Hawley PA, was issued a Bench Warrant for failure to appear at court.

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

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of LAVONNE E. SILVI, late of Hawley, PA., Date of death December 11, 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.

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Arlene R. Seig, a/k/a Arlene Seig, who died on December 16, 2022, late resident of Honesdale, Pennsylvania, to Donna M. Stark Spencer, a/k/a Donna M. Stark Spencer, and Sally J. Shiels, a/k/a

Sally Shiels, Co-Executrices of the Estate. 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 Donna M. Stark Spencer, a/k/a Donna M. Stark Spencer, and Sally J. Shiels, a/k/a Sally Shiels, Co-Executrices, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

Estate of Vincent W. DeRocher, deceased of Palmyra Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Dennis A. DeRocher, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony I. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, PA 18428.

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Donald

Shukri, who died on May 7, 2004, late resident of New York, to Douglas A. Shukri, a/k/a Douglas Andrew Shukri, Executor of the Estate. 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 Douglas A. Shukri, a/k/a Douglas Andrew Shukri, Executor, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

In the Estate of Nancy L. DeGroat, a/k/a Nancy DeGroat of Mount Pleasant Township, Wayne County, Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Byron L. DeGroat. 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

2/17/2023 • 2/24/2023 • 3/3/2023

ESTATE NOTICE

Estate of William Goodwin
Late of Palmyra Township
Executrix
Judy Goodwin
5 B Normal Ave.
Millersville, PA 17551
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

2/10/2023 • 2/17/2023 • 2/24/2023

ESTATE NOTICE

Estate of Jay T, Mattox
AKA Jay Thomas Mattox AKA Jay Mattox
Late of Honesdale Borough
Executrix
Kathleen M. Landers
447 Riverside Drive
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/10/2023 • 2/17/2023 • 2/24/2023

ESTATE NOTICE

Estate of Norma Vogeley
Late of Lehigh Township
EXECUTRIX
Nance Rice
26 Griffith St.
Hughestown, PA 18640
EXECUTRIX
Elizabeth Rice
512 Pittston Ave.
Dupont, PA 18641

2/10/2023 • 2/17/2023 • 2/24/2023

ESTATE NOTICE

Estate of Leona T. Malinoski
AKA Leona Malinoski
Late of Lake Township/Wayne
County
EXECUTOR
Gary Malinoski AKA Gary Joseph
Malinoski
3138 Waialae Avenue
Honolulu, HI 96816
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

2/3/2023 • 2/10/2023 • 2/17/2023

ESTATE NOTICE

Estate of Russell G. Wensel
AKA Russell Wensel

Late of Salem Township, Wayne
County, PA
EXECUTOR
John G. Wensel,
AKA John George Wensel
2433 Malehorn Road
Chester Springs, PA 19425
ATTORNEY
Ronald M. Bugaj, Esq.
308 9th St., PO Box 390
Honesdale, PA 18431

2/3/2023 • 2/10/2023 • 2/17/2023

ESTATE NOTICE

Estate of Winifred C. Tolerico
Late of Oregon Township
Administrator
Joseph James Tolerico
116 Kings Arthurs Court
Honesdale, PA 18431

ASSOCIATE ATTORNEY

Kreder Brooks Hailstone LLP, a full-service law firm in Scranton, PA, is seeking an associate attorney to handle civil litigation matters. Responsibilities will include: conducting legal research; drafting pleadings, motions, and briefs; preparing and responding to discovery requests; and assisting with depositions and hearings/trials under the supervision of the managing attorney.

Candidates should be self-motivated and responsible with excellent writing, organizational, communication, and time-management skills.

The position is full time and offers an excellent benefits package, including health care, 401(k), disability insurance, life insurance, vacation and sick leave. Salary commensurate with experience.

Please submit resume, cover letter, and writing sample to Fred Rohrbeck, Esquire, Managing Partner, by email to kbh@kbh-law.com or by mail to 220 Penn Avenue, Suite 200, Scranton, PA 18503.

ATTORNEY

Patrick N. Coleman, Esquire
Tellie & Coleman, P.C.
310 East Drinker Street
Dunmore, PA 18512

2/3/2023 • 2/10/2023 • 2/17/2023

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Christine Wagner, Administratrix of the Estate of Margaret Mary Burkhead a/k/a Margaret Burkhead, late of Wayne County, Honesdale, PA 18431 who died on November 11, 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 Administratrix Christine Wagner, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/3/2023 • 2/10/2023 • 2/17/2023

ESTATE NOTICE

Estate of Angelo Paul Ritola, deceased of Berlin Township, Wayne County, Pennsylvania. Letters Testamentary on the above estate having been granted to Barbara Ann Ritola, Executor, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony I. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, PA 18428.

2/3/2023 • 2/10/2023 • 2/17/2023

OTHER NOTICES

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on the 27th day of January, 2023 with respect to a proposed nonprofit corporation, Settlers Cares Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

2/17/2023

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 MARCH 8, 2023

By virtue of a writ of Execution instituted by: Freedom 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 8th day of March, 2023 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or piece of land, situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, bounded

and described as follows:

BEING LOT NO. 14, Block 1, on a map of Section N. 2 of Woodledge as recorded in the Office of the Recorder of Deeds Wayne County in Plat Book No. 1 6, at Page 59;

EXCEPTING, RESERVING, UNDER AND SUBJECT to and together with all exceptions, reservations, covenants, restitutions and rights of way of record.

THE premises above described are known and designated on the assessment records of Wayne County as Taxable No. 18-040-22.

This document may not sell convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove of such coal and, in that connection, damage may result to the surface of the land and any house, building or other structure on or in such land. The infusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument."

BEING THE SAME PREMISES which William Tigue, by Deed dated 09/29/2016 and recorded 10/07/2016 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 5075, Page 1, granted and conveyed unto John Andrew Thaxton and Ericka Lynn Thaxton, husband and wife, in fee.

TAX PARCEL NO.: 18-0-0004-0022.-

ADDRESS BEING KNOWN AS:
49 Meadows Drive, Hawley, PA
18428

Seized and taken in execution as property of:
John Andrew Thaxton 49 Meadows Drive HAWLEY PA 18428
Ericka Lynn Thaxton 49 Meadows Drive HAWLEY PA 18428

Execution No. 327-Civil-2022
Amount \$153,716.05 Plus additional costs

December 20, 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, or 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.

Jeff Calcagano Esq.

2/10/2023 • 2/17/2023 • 2/24/2023

CIVIL ACTIONS FILED

*FROM JANUARY 21, 2023 TO JANUARY 27, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2018-00350	PADULA DONALD	1/27/2023 4:18	SATISFACTION	—
2020-00067	DULNEY STEVEN M	1/23/2023 10:09	REASSESS DAMAGES	98,423.75
2020-00067	DULNEY KIMBERLY	1/23/2023 10:09	REASSESS DAMAGES	98,423.75
2020-00237	TREGASKIS VIRGINIA M DEFENDANT/APPELLEE	1/23/2023 10:20	JGMT/ARBITRATION AWD	11,576.53
2021-20432	KATONA LASZLO	1/23/2023 12:57	SATISFACTION	—
2021-20432	KATONA MICHELLE L	1/23/2023 12:57	SATISFACTION	—
2022-00074	ROSS JOSEPH	1/24/2023 10:49	SATISFACTION	—
2022-00079	BARTHOLOMEW STACY ANN PENNINGTON AS ADMIN EST OF	1/23/2023 2:36	WRIT OF EXECUTION	149,751.42
2022-00079	PENNINGTON BARTHOLOMEW STACY ANN AS ADMIN OF: EST OF	1/23/2023 2:36	WRIT OF EXECUTION	149,751.42
2022-00079	PENNINGTON SETH D AKA PENNINGTON SETH DORIAN JR	1/23/2023 2:36	WRIT OF EXECUTION	149,751.42
2022-00079	PENNINGTON AMY AS ADMIN TO EST OF SETH D PENNINGTON	1/23/2023 2:36	WRIT OF EXECUTION	149,751.42
2022-00079	PENNINGTON SETH DORIAN III ADM OF EST OF SETH PENNINGTON	1/23/2023 2:36	WRIT OF EXECUTION	149,751.42
2022-00079	MITARONTONDA DIANE	1/23/2023 2:36	WRIT OF EXECUTION	149,751.42
2022-00133	KELSEY JOYCE R	1/23/2023 10:30	JGMT/ARBITRATION AWD	7,255.15
2022-00269	FERENO FRIEDA. MORTGAGOR & REAL OWNER	1/23/2023 10:53	WRIT OF EXECUTION	163,498.81
2022-00469	GERSTENMAIER BETTY	1/24/2023 3:58	DEFAULT JUDGMENT	18,397.80
2022-00527	TAGUE CAROLYN	1/26/2023 8:08	VACATED W/OUT PREJUD	—
2022-20345	ALECKNA MICHAEL	1/25/2023 1:35	WRIT OF EXECUTION	—
2022-20345	CRONEY MAKAYLA.:	1/25/2023 1:35	WRIT OF EXECUTION	—
2022-20345	MICHEL MICHAEL	1/25/2023 1:35	WRIT OF EXECUTION	—
2022-20351	COTTELL NATALIE	1/24/2023 1:39	SATISFACTION	334.48
2023-20028	SIMPLE2CHIC DESIGNS LLC	1/23/2023 1:10	JP TRANSCRIPT	10,987.25
2023-20029	WOLK DANIEL	1/23/2023 1:38	JP TRANSCRIPT	1,570.30
2023-20030	REGGIE MARIA	1/23/2023 2:07	JP TRANSCRIPT	11,819.90
2023-20031	THEOBALD TAMMY J	1/23/2023 2:23	JP TRANSCRIPT	11,048.27
2023-20032	LENCZEWSKI BRIAN	1/24/2023 1:49	MUNICIPAL LIEN	879.72
2023-20032	LENCZEWSKI JENNIFER	1/24/2023 1:49	MUNICIPAL LIEN	879.72
2023-20034	MISZLER DANIEL MICHAEL	1/25/2023 1:49	JUDGMENT	1,210.75
2023-20035	KRAFT PERRY M	1/25/2023 1:49	JUDGMENT	3,744.75
2023-20036	SPORER NICHOLAS LEE	1/25/2023 1:49	JUDGMENT	14,004.20
2023-20037	FICO SHAUNNA	1/26/2023 12:32	JP TRANSCRIPT	2,255.52
2023-20038	WILMOT DANNIELLE HAFLER	1/26/2023 12:32	JP TRANSCRIPT	9,390.50
2023-20038	HAFLER DANNIELLE WILMOT	1/26/2023 12:32	JP TRANSCRIPT	9,390.50
2023-20039	MEHRTENS ERIC	1/26/2023 12:32	JP TRANSCRIPT	1,803.23

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

2023-20040	BIVINS JESSICALYNN	1/26/2023 12:32 JP TRANSCRIPT	1,611.92
2023-20041	ACKERSON MICHAEL	1/26/2023 12:33 JP TRANSCRIPT	1,752.70
2023-20042	HULL GIUSEPPINA	1/27/2023 1:11 JP TRANSCRIPT	1,656.50
2023-20044	WATERS GEORGE	1/27/2023 2:15 JP TRANSCRIPT	1,316.95
2023-20045	KRAUSE JAMES	1/27/2023 2:30 JP TRANSCRIPT	2,003.90
2023-20046	TIGHE MIKAELA SHANNA	1/27/2023 2:34 JUDGMENT	1,224.75
2023-20047	MCLAUGHLIN DAN PATRICK	1/27/2023 2:35 JUDGMENT	1,125.75

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00045	CITIBANK N A	PLAINTIFF	1/24/2023	—
2023-00045	COLPITTS MATTHEW	DEFENDANT	1/24/2023	—
2023-00048	CITIBANK N A	PLAINTIFF	1/25/2023	—
2023-00048	KARAGOZ ERAY SR	DEFENDANT	1/25/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00046	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	1/24/2023	—
2023-00046	FERENO JOSEPH ESTATE OF	DEFENDANT	1/24/2023	—
2023-00046	FERENO FRIEDA ESTATE OF	DEFENDANT	1/24/2023	—
2023-00049	KAMIEN WALT H	PLAINTIFF	1/26/2023	—
2023-00049	KAMIEN HELEN L	PLAINTIFF	1/26/2023	—
2023-00049	SARNOSKI MATTHEW	DEFENDANT	1/26/2023	—
2023-00049	SARNOSKI MYRA MADIANSACAY	DEFENDANT	1/26/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00050	1979 CHEVROLET CORVETTE IZ8789S403946	PETITIONER	1/27/2023	—
2023-00050	ZIRPOLI PATRICK	PETITIONER	1/27/2023	—
2023-00050	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	PETITIONER	1/27/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00044	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	1/23/2023	—
2023-00044	CHURCH NICOLA	DEFENDANT	1/23/2023	—
2023-00044	CHURCH ANTHONY M	DEFENDANT	1/23/2023	—

TORT — NUISANCE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00047	TEXAS TOWNSHIP BOARD OF SUPERVISORS	PLAINTIFF	1/24/2023	—
2023-00047	RICKERT DAVID	DEFENDANT	1/24/2023	—
2023-00047	MAUS HOWARD	DEFENDANT	1/24/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 6, 2023 TO FEBRUARY 10, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
DANISE RALPH	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	178,192.00
FORTUNA ROBERT J	DIME BANK	PALMYRA TOWNSHIP	120,000.00
FORTUNA JANINE M			100,000.00
LAURIE ESTATES	DIME BANK	LAKE TOWNSHIP	
APPLE JASON	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	
RONEY CRYSTAL	NEWREZ LLC NEWREZ L L C		179,080.00
STEIN HAL	WAYNE BANK	BERLIN TOWNSHIP	50,000.00
STEIN SHIRLEY			
EGNOTOVICH JASON	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	
EGNOTOVICH AMY	AMERISAVE MORTGAGE CORPORATION		300,500.00
COTTRELL TIMOTHY	PNC BANK P N C BANK	PAUPACK TOWNSHIP	40,000.00
BERGEN GREGORY	FOBES DANIEL	WAYMART BOROUGH	75,000.00
BERGEN EMILY	FOBES TRACY LYNN		
ALPINE MOTO PARK	NEPA ALLIANCE BUSINESS FINANCE CORPORATION N E P A ALLIANCE BUSINESS FINANCE CORP	LEHIGH TOWNSHIP	426,000.00
ZUVIC KYLE	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	82,000.00
SMITH MATTHEW R	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	75,000.00
SMITH PAMELA E			
SZYMANSKI CARL M	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	145,000.00
SZYMANSKI LAURA A			
LEVY ROBERT C	DIME BANK	TEXAS TOWNSHIP 1 & 2	400,000.00
RJL ASSETS LLC	DIME BANK	TEXAS TOWNSHIP 1 & 2	400,000.00
R J L ASSETS L L C			
NELSON DANIEL A	BAADER MOLLY M	DAMASCUS TOWNSHIP	350,000.00
VELAZQUEZ SARA ANA			
ZAWOYSKY JOSEPH M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	244,489.00
INGARGIOLA NICOLE	UNITED WHOLESALE MORTGAGE		
PHILLIPS ROBERT CRAIG	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	182,100.00

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

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ESPINOSA JUAN GUILLERMO			
ESPINOSA CAROL			
INTERNICOLA JOHN	CITIZENS BANK	PAUPACK TOWNSHIP	
INTERNICOLA SHERIE			18,300.00
LITTLE PAIGE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
	GUILD MORTGAGE COMPANY LLC		
	GUILD MORTGAGE COMPANY L L C		223,250.00
LINDSEY ROBERT	MORTGAGE RESEARCH CENTER	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
	VETERANS UNITED HOME LOANS		232,221.00
NENCHEV ROSEN N	MCLEAN MORTGAGE CORPORATION	SALEM TOWNSHIP	
NENCHEVA KRYSTA M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		212,000.00
SERGEANT SANDRA	ST MIRIAM CATHOLIC APOSTOLIC CHURCH	BUCKINGHAM TOWNSHIP	292,500.00
CALANDRA NEIL ANTHONY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
CALANDRA TONI	NATIONSTAR MORTGAGE LLC		
	NATIONSTAR MORTGAGE L L C		
	MR COOPER		227,200.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
KORMAN MARK	VOSBURG NEAL T	PAUPACK TOWNSHIP	
	VOSBURG KIMBER L		LOT 3
BENSON CHRISTOPHER EST AKA	BENSON GAIL	LEHIGH TOWNSHIP	
BENSON CHRISTOPHER J EST AKA			
BENSON GAIL EXR			
ADDIS PAUL	EGNOTOVICH JASON	STERLING TOWNSHIP	
ADDIS CHIZUKO	EGNOTOVICH AMY		LOT 3
MARKO JOHN E	MILLER MARK	LEHIGH TOWNSHIP	
	MILLER BARBARA		LOT 6
SELIMOVIC MIRELA	SELIMOVIC SEAD	HONESDALE BOROUGH	
MCANDREW JOHN	AMEY GREGORY S	MOUNT PLEASANT TOWNSHIP	
MCANDREW MARY LOU	AMEY MICHELE M		
FOBES DANIEL	BERGEN GREGORY	WAYMART BOROUGH	
FOBES TRACY LYNN	BERGEN EMILY		
SCHWARTZ ALEXANDER	DCR ONE ZERO ZERO ONE LLC	SALEM TOWNSHIP	
	D C R ONE ZERO ZERO ONE L L C		LOT 760
CHAPMAN LANDHOLDING INC	LEVY ROBERT C	TEXAS TOWNSHIP 1 & 2	
SPINELLI BRIAN	SPINELLI BETH	MOUNT PLEASANT TOWNSHIP	
SPINELLI BETH	SPINELLI BRIAN		LOT ABC
LEWIS DANIEL K EST	LEWIS JASON D	SOUTH CANAAN TOWNSHIP	
LEWIS CATHY A ADM	LEWIS MARY E		

DIETRICH KRISTA	KOTELES KRISTA DIETRICH	PAUPACK TOWNSHIP	
KOTELES KRISTA DIETRICH	DAVIS KATE DIETRICH		
DIETRICH KATE			
DAVIS KATE DIETRICH			LOT 104R
STASI RANDOLPH	GALLAGHER JESSE L	LEHIGH TOWNSHIP	
STASI STANLEY JR			
BAADER MOLLY M	NELSON DANIEL A	DAMASCUS TOWNSHIP	
	VELAZQUEZ SARA ANA		
MARTIN JOSIAH W	ZAWOYSKY JOSEPH M	DAMASCUS TOWNSHIP	
MARTIN CORRINAH	INGARGIOLA NICOLE		
PERSING DAVID	CECATIELLO ELIZABETH	PAUPACK TOWNSHIP	LOT 126
BARILLO GLEN	BARILLO GLEN	LAKE TOWNSHIP	
BARILLO JENNIFER			
BARILLO GLEN	BARILLO GLEN	LAKE TOWNSHIP	
BARILLO JENNIFER		LAKE & SOUTH CANAAN TWPS	
		SOUTH CANAAN TOWNSHIP	
		SOUTH CANAAN & LAKE TWPS	
BARILLO GLEN	BARILLO JENNIFER	LAKE TOWNSHIP	
BARILLO JENNIFER			
BARILLO GLEN	BARILLO JENNIFER	LAKE TOWNSHIP	
BARILLO JENNIFER			
BLODNIKAR DANIEL	BLODNIKAR DANIEL	CLINTON TOWNSHIP	
RICHARDS BARBARA	RICHARDS BARBARA		LOT 1
DURICKO ERMA	DURICKO ERMA	LEHIGH TOWNSHIP	
	DURICKO ALLEN		
IRMA AKA	DURICKO ERMA	LEHIGH TOWNSHIP	
DURICKO ERMA FRICCHIONE			
AKA	DURICKO ALLEN		
DURICKO ERMA AKA			
HADLEY PATRICK M	HADLEY PATRICK M	LAKE TOWNSHIP	LOT A
TIGUE WAYNE	LITTLE PAIGE	PAUPACK TOWNSHIP	LOT 83
DENNIS MARK AKA	GADOMSKI ANDREW	SALEM TOWNSHIP	
DENNIS MARK C AKA	SANDONELEE KIMBERLY		
DENNIS MARYBETH	LEE KIMBERLY SANDONE		
URIAN KENNETH	LINDSEY ROBERT	LAKE TOWNSHIP	LOT 38
FIGUEROA MABEL	NENCHEV ROSEN N	SALEM TOWNSHIP	
FIGUEROA NESTOR	NENCHEVA KRYSTA M		LOT 551
SCACALOSSO JAMES	ZAGACKI DIANE M	DREHER TOWNSHIP	
SCACALOSSO LEONOR			LOT 16
REALMUTO GARY	DONOFRIO MICHAEL	PAUPACK TOWNSHIP	
REALMUTO NOREEN	MACCHIA PETER		
	DONOFRIO LORI		LOT 27A
ZANNETTI PHILIP	ZANNETTI PHILIP	PAUPACK TOWNSHIP	
ZANNETTI DEBBIE	ZANNETTI DEBBIE		LOT 69R
ST MIRIAM CATHOLIC		BUCKINGHAM TOWNSHIP	
APOSTOLIC CHURCH INC	SERGEANT SANDRA		
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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

February 20, 2023–February 24, 2023

Monday, February 20, 2023

8:00 AM – 4:30 PM
Courthouse Closed-Presidents Day

Tuesday, February 21, 2023

8:45 AM
Alfredson v. Alvarado & Alfredson 428-2022-DR
Custody Hearing
Saporito/Clause

1:00 PM
DR Contempt's

1:30 PM
De Novo Hearings
48-2018-DR Martin v. Lanza Burlein/Pro Se

Wednesday, February 22, 2023

9:00 AM
Central Court

9:00 AM
PFA

10:00 AM
Gries v. Gries 555-2021-DR
Custody Pre-Trial
Bugaj/Riccardo

10:15 AM
Tello v. Lanza 615-2022-DR
Custody Pre-Trial
Thomas/Pro Se

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Criminal Pre-Trials

COURT CALENDAR – FOURTH FLOOR COURTROOM #2

February 20, 2023–February 24, 2023

Monday, February 20, 2023

8:00 AM
Courthouse Closed-Presidents Day

Tuesday, February 21, 2023

9:00 AM
Dependency
9:30 31-2022-DP Permanency Review M.M. Rechner/Henry/J.Ellis/Collins
10:00 1-2022 & 31-2020-DP Permanency Review & Status Hearing J.S. &
B.. Rechner/Henry/Burlein/Turetsky
10:30 33-2021-DP 34-2021-DP Goal Change/TPR W.P. & O.R.
Rechner/Campbell/Collins/Burlein
1:00 25-2021-DP Permanency Review B.B. Rechner/Collins/Weed/Campbell
1:30 40-2021-DP Permanency Review T.S.Rechner/Campbell/Henry/Toczyd-
lowski/Martin II

Wednesday, February 22, 2023

9:00 AM
Benton holdings v. Summit Camp & Simad 134-2022-CV
Plaintiff's motion to Compel Discovery Responses Directed to Defendants
Summit Camp, LLC and Simad Holdings, LLC.
Mulcahey/Weed

11:00 AM
In Re: R.M. & T.M 32 & 33-2022-AD
Petition to Confirm Consent
Rechner/Farrell/Henry/Martin II

Thursday, February 23, 2023

9:00 AM
IN Re: D.P. 44-2022-JV
Delinquency & Disposition
DA/Martin

9:30 AM
In Re: A.K. 18-2022-JV
Dispositional Review
DA/Burlein

Friday, February 24, 2023

10:00 AM
In Re: I.F. 1-2023-JV
Contested finding of fact
DA/Toczdowski

ARBITRATION ROOM CALENDAR

February 20, 2023–February 24, 2023

Monday, February 20, 2023

8:00 AM
Courthouse Closed-Presidents Day

Tuesday, February 21, 2023

10:00 AM
Brussell v. Brussell 478-2021-DR
Divorce conference (Zimmerman)
Bugaj/Cali

10:30 AM
Gries v.Gries 555-2021-DR
Divorce Conference (Zimmerman)
Bugaj/Riccardo

11:00 AM
Hickey v. Hickey 354-2019-DR
Divorce Conference (Zimmerman)
McCambridge/Farrell

11:30 AM
Wrightv. Wright 339-2022-DR
Divorce Conference (Zimmerman)
Bugaj/Pro Se

2:00 PM
Paul v. Paul 22-2017-DR
Settlement Conference (Zimmerman)
Bugaj/Campbell

2:30 PM
Rutledge v. Rutledge 506-2021-DR
Divorce Conference (Zimmerman)
Campbell/Martin

Thursday, February 23, 2023

1:00 PM
Corrigan v. Corrigan
Conference (Treat)

Friday, February 24, 2023

9:00 AM
Gold v. Gold 448-2022-DR
Conciliation Conference (Karam)
Bugaj/Campbell

9:30 AM
Trentacosta v. Nagy 13-2021-DR
Conciliation conference (Karam)
Pro Se/Pro Se

10:00 AM
Fernandez v. Fernandez 563-2022-DR
Conciliation Conference (Karam)
Attiani/Bugaj/J.Ellis

10:30 AM
Menck v. Pere 42-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:00 AM
Azarovich v. Reed 40-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:30 AM
Zalewski v. Gizzarelli & Daniels 640-2022-DR
Conciliation Conference (Karam)
Thomas/Muir/Pro Se

1:00 PM
Straut v. Smith 155-2021-DR
Conciliation Conference (Karam)
Thomas/Pro Se

1:30 PM
Rowe n/k/a Glossesnger v. Rowe 212-2020-DR
Conciliation Conference (Karam)
Campbell/Pro Se

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