

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

July 21, 2023

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Honesdale, PA



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Court of Common Pleas

22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Matthew L. Meagher, *Judge*

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Jocelyn Cramer

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Brian T. Field

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Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

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 Florence Stouber
AKA Florence M. Stouber
Late of Palmyra Township
ADMINISTRATOR
David Stouber
107 Partridge Way
Landenberg, PA 19350
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/21/2023 • 7/28/2023 • 8/4/2023

ESTATE NOTICE

Estate of John P. Tayoun
Late of Sterling Township
ADMINISTRATRIX
Michelle Anne Smith
5609 W. 50th St.
Sioux Falls, SD 57106
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

7/21/2023 • 7/28/2023 • 8/4/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of Susan E. Campino-Haynes, a/k/a Susan Campino-Haynes, late of Mount Pleasant Township, Wayne County, Pennsylvania, who died on June 3, 2023. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to David E. Haynes, a/k/a David Haynes, Executor, c/o Richard B. Henry, Esquire, Attorney for the Estate, at 1105 Court Street, Honesdale, PA 18431.

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

7/21/2023 • 7/28/2023 • 8/4/2023

ESTATE NOTICE

Estate of Onofrio Ralph Nizza
AKA Onofrio Nizza
Late of Lehigh Township
EXECUTOR
Gregory Nizza
41 Beechnut Drive
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq. of
Fisher & Fisher Law Offices
525 Main Street, PO Box 396
Gouldsboro, PA 18424

7/14/2023 • 7/21/2023 • 7/28/2023

ESTATE NOTICE

Estate of Nancy A. Casper
AKA Nancy Casper
Late of Matamoras (PA)
EXECUTRIX
Ilona M. Dubrowny
7 William St., Apt. 423
Nutley, NJ 07011

7/7/2023 • 7/14/2023 • 7/21/2023

ESTATE NOTICE

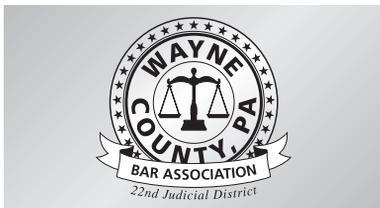
Estate of Franklin D. Bates
AKA Franklin Bates
Late of Bethany Borough
EXECUTOR
Gary Bates
231 South Smith Road
Waymart, PA 18472
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/7/2023 • 7/14/2023 • 7/21/2023

ESTATE NOTICE

Estate of Richard A. Petrasek
Late of Paupack Township
ADMINISTRATRIX
Sonja Petrasek
15 Knollwood
Lake Ariel, PA 18436
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

7/7/2023 • 7/14/2023 • 7/21/2023



ESTATE NOTICE

Estate of William C. Vanzetta
Late of Lake Township
ADMINISTRATRIX
Eleonora Vanzetta
763 The Hideout
Lake Ariel, PA 18436
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

7/7/2023 • 7/14/2023 • 7/21/2023

ESTATE NOTICE

Estate of Jamie L. Levanowitz
AKA Jamie Levanowitz
Late of Honesdale Borough
ADMINISTRATRIX
JoAnne M. Zinsmeister
2819 Fairfax Rd.
Greensboro, NC 27407

7/7/2023 • 7/14/2023 • 7/21/2023

OTHER NOTICES

NOTICE

CIVIL ACTION LAW
COURT OF COMMON PLEAS
WAYNE COUNTY

Number 141-Civil-2019

Ocwen Loan Servicing LLC
v.

Helen Frost a/k/a Helen A. Frost

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Unknown Surviving Heirs of
Helen Frost a/k/a Helen A. Frost

Your house (real estate) at **75 Hamlin Highway, Moscow, Pennsylvania 18444** is scheduled to be sold at Sheriff's Sale on **August 23, 2023** at 10:00 a.m. at Wayne County Courthouse at the Sheriff's Office, 925 Court Street, Honesdale, Pennsylvania 18431 to enforce the court judgment of \$103,732.23 obtained by Ocwen Loan Servicing LLC against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS
SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Ocwen Loan Servicing LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER
RIGHTS EVEN IF THE
SHERIFF'S SALE DOES TAKE
PLACE

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the

sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

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

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

**LAWYER REFERRAL SERVICE
ASSOCIATION DE
LICENCIADOS
North Penn Legal Services
Wayne County Courthouse
925 Court Street
Honesdale, Pennsylvania 18431
877-515-7465**

**McCABE, WEISBERG &
CONWAY, LLC**
Attorneys for Plaintiff
Suite 1501
1420 Walnut St
Philadelphia, PA 19102
215-790-1010

7/21/2023

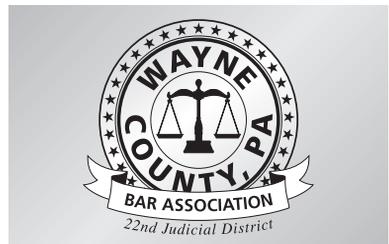
NOTICE

Notice is hereby given that Cornerstone Charter School, Inc., has filed its Articles of Incorporation with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 1306. This Corporation has been incorporated under the provisions of the Pennsylvania Business Corporation law of 1988, and has been formed for the expressed purpose of operating a Charter School within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the Corporation will maintain its principal place of business is as follows:

223 Wallace Road, Lake Ariel, PA 18436

7/21/2023



NOTICE

IN RE: ACCOUNT OF
HELENA ALEXANDROVA
REVOCABLE TRUST

NO. 56-OCD-2023

NOTICE OF FILING OF
ACCOUNT AND ISSUANCE OF
DECREE NISI

NOTICE IS HEREBY GIVEN THAT WAYNE BANK, TRUSTEE OF THE HELENA ALEXANDROV REVOCABLE TRUST, HAS FILED IN THE ORPHAN'S COURT DIVISION, AND PRESENTED FOR CONFIRMATION ITS ACCOUNT OF ITS ADMINISTRATION OF THE TRUST. ON JUNE 20, 2023 THE ORPHANS' COURT (MEAGHER, J.) ISSUED A DECREE NISI CONFIRMING THE ACCOUNT, SUBJECT TO THE FILING OF OBJECTIONS WITHIN SIXTY (60) DAYS THEREOF. IN THE EVENT NO OBJECTIONS ARE FILED BY ANY INTERESTED PARTY BEFORE THAT DATE THE DECREE NISI WILL BE CONFIRMED ABSOLUTE. ALL PERSONS INTERESTED ARE HEREBY NOTIFIED TO FILE, PRIOR TO OR AT THE DATE SET FOR THE CONFIRMATION OF THE DECREE NISI AND SHOW CAUSE, IF ANY THEY HAVE, WHY SUCH ACCOUNT SHOULD NOT BE CONFIRMED.

REFERENCE IS MADE TO THE ACCOUNT OF THE TRUSTEE FOR FURTHER PARTICULARS.

DATED JULY 10, 2023

7/14/2023 • 7/21/2023

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

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

**SHERIFF'S SALE
AUGUST 2, 2023**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates, Series 2006-OPT4 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 2nd day of August, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING a front of one hundred (100) feet westward on East Street; bounded northward at right angles from East Street by land of Graham Watts (now Lester) about one hundred fifty (150) feet (from the eastern line of East Street to Dyberry Creek), bounded eastward by the Dyberry Creek and southward at right angles from East

Street about one hundred thirty-five (135) feet from the eastern line of East Street to the Dyberry Creek by other land of the said Stephen Torrey, be the quantity contained, more or less. Reserving to the said Stephen Torrey, his heirs and assigns, the right to construct and maintain a ditch for a water course along the southern line of the said described lot of land the northerly side of the bottom of which ditch or water course may be constructed and maintained to the said southern line of said above described lot of land. Being the same piece of land which Stephen Torrey, by deed dated March 10, 1885 and recorded in Wayne County Deed Book 63, Page 171, conveyed to Graham Watts.

EXCEPTING and RESERVING therefrom so much thereof as was conveyed by deed from Graham Watts, et ux. to Horace T. Menner and David H. Menner, dated May 10, 1890 and recorded in Wayne County Deed Book 98 at Page 517.

ALSO, EXCEPTING and RESERVING therefrom so much thereof as was conveyed by deed from William H. Swigle, et ux to W. B. Leshner, et ux., dated July 12, 1928.

ALSO, EXCEPTING and RESERVING from the premises hereby conveyed the right in Graham Watts, his heirs and assigns, to the use of a strip of land ten (10) feet in width throughout and extending from East Street toward the rear of the premises

hereby conveyed along the northern line thereof to be used for the purpose of a private driveway for Vehicles, in common with the grantees, their heirs and assigns, in order to reach any of the land of either party adjacent to said boundary line.

BEING KNOWN AS: 1703 EAST ST HONESDALE, PA 18431

PROPERTY ID: 11-0-0002-0091

TITLE TO SAID PREMISES IS VESTED IN ERNEST L. SIMMONS AND GAYLE R. SIMMONS, HIS WIFE BY DEED FROM HENRY M. SKIER AND EVELYN K. SKIER, HIS WIFE AND FRANCS L. WARTHLLING AND THE DIME BANK, SUCCESSOR BY CHANGE OF NAME TO HONESDALE BANK DATED OCTOBER 27, 1988 RECORDED JANUARY 9, 1989 IN BOOK NO. 501 PAGE 583 ERNEST L. SIMMONS IS DECEASED, DATE OF DEATH WAS JUNE 11, 2011 GAYLE R. SIMMONS IS DECEASED, DATE OF DEATH WAS DECEMBER 26, 2021

Seized and taken in execution as property of:

Lee Simmons, in his capacity as heir of Gayle R. Simmons 23 Cassayre Drive AMERICAN CANYON CA 94503
Shirley Kille, in her capacity as heir of Gayle R. Simmons aka Gayle Simmons, Deceased 112 Cresmont Drive HONESDALE PA 18431

Colin Simmons in his capacity as heir of Gayle Simmons 420 Grove Street HONESDALE PA 18431 Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, claiming right, title or interest from or under Gayle R. Simmons 1703 East Street HONESDALE PA 18431

Execution No. 464-Civil-2022
Amount \$112,894.52 Plus
additional costs

May 22, 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.

John G. Simolike Esq

7/7/2023 • 7/14/2023 • 7/21/2023

**SHERIFF'S SALE
AUGUST 2, 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 2nd day of August, 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 LOT OR
PIECE OF GROUND TOGETHER
WITH THE BUILDINGS AND
IMPROVEMENTS THEREON
ERECTED, SITUATE IN THE
BOROUGH OF HONESDALE,
COUNTY OF WAYNE AND
STATE OF PENNSYLVANIA,
BEING KNOWN AS LOT NO. 75,
AS SHOWN ON THE PLAN OF
LOTS KNOWN AS
CRESTMONT HOUSING
CORPORATION BY THE
DUNNING ENGINEERING
COMPANY ON JULY 6, 1953,
AND REVISED NOVEMBER 7,
1953, AS RECORDED IN MAP
BOOK 3, PAGE 46, WAYNE
COUNTY RECORDS, AND
BEING MORE FULLY
BOUNDED AND DESCRIBED
ACCORDING TO SAID PLAN
AS FOLLOWS:

BEGINNING AT A POINT ON
THE WESTERLY SIDE OF
CRESTMONT DRIVE (60 FEET
WIDE) AT A DISTANCE OF
78.61 FEET MEASURED SOUTH

8 DEGREES 26 MINUTES WEST FROM THE SOUTHEASTERLY END OF A CURVE HAVING A RADIUS OF 10 FEET WHICH CONNECTS THE SAID WESTERLY SIDE OF CRESTMONT DRIVE WITH THE SOUTHERLY SIDE OF FOREST STREET; THENCE FROM THE POINT OF BEGINNING AND EXTENDING SOUTH 8 DEGREES 26 MINUTES WEST ALONG THE WESTERLY SIDE OF CRESTMONT DRIVE, A DISTANCE OF 40 FEET TO A POINT OF CURVE ON THE SAID WESTERLY SIDE OF CRESTMONT DRIVE; THENCE EXTENDING IN A SOUTHERLY DIRECTION STILL ALONG THE WESTERLY SIDE OF CRESTMONT DRIVE ON THE ARC OF A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 240 FEET THE ARC DISTANCE OF 60.27 FEET TO A POINT, A CORNER OF LOT NO. 74; ON A PLAN; THENCE EXTENDING NORTH 83 DEGREES 42 MINUTES WEST ALONG SAID LOT NO. 74, A DISTANCE OF 151.40 FEET TO A POINT IN THE LINE OF LAND NOW OR LATE OF R.B. LLOFF; THENCE EXTENDING NORTH 3 DEGREES 52 MINUTES EAST ALONG THE SAME, A DISTANCE OF 105 FEET TO A POINT A CORNER OF LOT NO. 76 UPON SAID PLAN; THENCE EXTENDING SOUTH 81 DEGREES 46 ONE HALF MINUTES EAST ALONG SAID

LOT NO. 76, A DISTANCE OF 167.23 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

Being the same premises which TIMOTHY CORCORAN AND NICOLE RIESELMAN N/B/M NICOLE CORCORAN, HIS WIFE, by Deed dated 04/22/2005 and recorded 04/25/2005, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 2752, Page 267, granted and conveyed unto GORDON G. PATTERSON JR. AND BARBARA A. PATTERSON, HIS WIFE, in fee.

TAX PARCEL NO.: 11-0-0009-0015

PREMISES BEING KNOWN AS:
4 Crestmont Drive, Honesdale, PA 18431

Seized and taken in execution as property of:
Sally Rollison a/ka Sally A. Rollison, in her capacity as Executrix of the Estate of Barbara A. Patterson a/ka Barbara Patterson 233 Moran Street HONESDALE PA 18431

Execution No. 477-Civil-2022
Amount \$188,688.60 Plus additional costs

May 22, 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.
Stephen Panik Esq.

7/7/2023 • 7/14/2023 • 7/21/2023

**SHERIFF'S SALE
AUGUST 2, 2023**

By virtue of a writ of Execution instituted by: 21st 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 2nd day of August, 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 parcel of land located in Lake Township, Wayne County, Pennsylvania, described as follows:

BEING Lot Number 4, containing 2.21 acres, as shown on map of

Hemlock Forest Estates dated January 7, 1991, prepared by James G. Hinton, P.L.S. and recorded in the Wayne County Recorder of Deeds Office in Map Book 75, Page 77.

SUBJECT to any and all easements and restrictions as may appear in the chain of title.

BEING Wayne County Tax Map No. 12-0-0067-0004

AILSO containing a 2005 Entertainer Mobile Home which has been permanently affixed to the land.

BEING THE SAME PREMISES which Roger C. Altemier and Ruth Altemier, husband and wife, and Donald Chapman and Hilda Chapman, husband and wife, by Deed dated September 25, 2000 and recorded on September 28, 2000 in the office for the recording of Deeds, in and for the County of Wayne at Deed Book Volume 1694, Page 0252, granted and conveyed unto Frank J. Roses and Mary Ann Roses, Husband and Wife. The said Mary Ann Roses having departed this life on the 20th day of June, 2011, thereby vesting title to the premises solely in Frank J. Roses, by operation of law.

ADDRESS KNOWN AS: 111 White Birch Lane, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Frank J. Roses 111 White Birch Lane LAKE ARIEL PA 18436

Execution No. 502-Civil-2022
Amount \$43,267.17 Plus additional costs

May 17, 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.

Kellie Rahl-Heffner Esq

7/14/2023 • 7/21/2023 • 7/28/2023

**SHERIFF'S SALE
AUGUST 16, 2023**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 16th day of August, 2023 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Buckingham, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled, "Map of Lands of Lake Como Estates, Buckingham Township, Wayne County, Scale 1" = 200', April, 1971, "bearing the name and seal of Karl A. Hennings, R.S., a copy of which is recorded in Wayne County Map Book 17, at page 103, which premises is more fully described as follows:

BEGINNING at a point in the center of Township Route 601, said point of beginning being a common corner of Lots Nos. 5 and 6 and in line of Lot No. 12; thence south twenty-five (25) degrees twenty-three (23) minutes west along the common line of Lots 5 and 6 five hundred ninety-four and no tenths (594.00) feet to a corner in the center of Kinneyville Creek; thence along the center of said creek the following three (3) courses and distances: South sixty-four (64) degrees fifty-two (52) minutes east one hundred eleven and nine-tenths (111.9) feet, south forty-three (43) degrees fifty-four (54) minutes east eighty-four and four-tenths (84.4) feet and south twenty-two (22) degrees fifty (50) minutes east one hundred and two-

tenths (100.2) feet to a corner, said corner being the common corner of Lots Nos. 6 and 7; thence along the common line of said lots, north twenty-three (23) degrees ten (10) minutes east six hundred eighty-four and eight-tenths (684.8) feet to a corner in the center of the aforementioned Township Route; thence along the center of the same the following two (2) courses and distances: north sixty-six (66) degrees eighteen (18) minutes west one hundred twenty-one and twenty-nine one-hundredths (121.29) feet and north sixty (60) degrees five (05) minutes west one hundred eighteen and eighteen one-hundredths (118.18) feet to the point or place of BEGINNING.

CONTAINING three and five hundred eight one-thousandths (3.508) acres, be the same more or less.

BEING Lot No. 6 of the trace known as Lake Como Estates.

UNDER AND SUBJECT to the right of the public to the use of the township road on the northerly side of the premises hereby conveyed and public utility easements appearing of record or which an inspection of the premises would disclose..

ADDRESS BEING: 480
Wallerville Road, Lake Como, PA
18437

TAX PARCEL NO.: 03-0-0010-
0014.-

Seized and taken in execution as property of:

Selwyn F. Alcantara 71 Columbia Street, Apt. B BROOKLYN NY 11201

Laura Grace McClintock 71 Columbia Street, Apt. B BROOKLYN NY 11201

Execution No. 71-Civil-2023
Amount \$17,241.42 Plus additional costs

May 24, 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.

Kimberly D. Martin Esq.

7/21/2023 • 7/28/2023 • 8/4/2023

CIVIL ACTIONS FILED

*FROM JUNE 24, 2023 TO JUNE 30, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2005-20586	LINDQUIST CARL E	6/26/2023 1:34	SATISFACTION	—
2014-00214	BUONO MICHAEL R	6/30/2023 10:52	SATISFACTION	—
2017-00079	DIANDRIOLA PAUL	6/28/2023 11:04	WRIT OF EXECUTION	132,905.43
2022-00374	STOUT PHILLIP A	6/28/2023 2:44	WRIT OF EXECUTION	—
2022-00374	STOUT TERRY L	6/28/2023 2:44	WRIT OF EXECUTION	—
2022-00379	ELIZA NOEMI	6/29/2023 2:17	DEFAULT JUDG IN REM	95,307.34
2022-00379	ELIZA PEDRO E	6/29/2023 2:17	DEFAULT JUDG IN REM	95,307.34
2022-00379	ELIZA NOEMI	6/29/2023 2:16	WRIT OF EXECUTION	95,307.34
2022-00379	ELIZA PEDRO E	6/29/2023 2:16	WRIT OF EXECUTION	95,307.34
2022-00623	FILER CONSTRUCTION LLC	6/30/2023 11:51	JUDGMENT	21,500.00
2022-00623	FILER ERIC INDIVIDUALLY	6/30/2023 11:51	JUDGMENT	21,500.00
2022-20508	RICKAN INC	?/27/2023 2:47	SATISFACTION	329.03
2023-00008	LENNON JEANINE M	6/27/2023 2:54	WRIT OF EXECUTION	65,835.65
2023-00067	DIANDRIOLA PAUL J A/K/A	6/27/2023 1:31	DEFAULT JUDG IN REM	15,929.77
2023-00067	DIANDRIOLA PAUL	6/27/2023 1:31	DEFAULT JUDG IN REM	15,929.77
2023-00112	HEWSON JANINE	6/27/2023 1:57	WRIT OF EXECUTION	308,356.98
2023-00200	MESSERSMITH DAVID AKA	6/30/2023 11:13	DEFAULT JUDGMENT	132,878.18
2023-00200	MESSERSMITH DAVID T	6/30/2023 11:13	DEFAULT JUDGMENT	132,878.18
2023-00200	MESSERSMITH SHANNON	6/30/2023 11:13	DEFAULT JUDGMENT	132,878.18
2023-00200	MESSERSMITH DAVID AKA	6/30/2023 11:20	WRIT OF EXECUTION	132,878.18
2023-00200	MESSERSMITH DAVID T	6/30/2023 11:20	WRIT OF EXECUTION	132,878.18
2023-00200	MESSERSMITH SHANNON	6/30/2023 11:20	WRIT OF EXECUTION	132,878.18
2023-00209	SZWAYKA PAUL	6/29/2023 1:56	DEFAULT ITUDGMENT	8,892.79
2023-20146	RICKAN INC	6/27/2023 2:47	SATISFACTION	463.79
2023-20147	MELNICK MICHAEL	6/27/2023 2:47	SATISFACTION	327.58
2023-20147	MELNICK LINDA	6/27/2023 2:47	SATISFACTION	327.58
2023-20173	SIMMONS GAYLE R	6/27/2023 2:47	SATISFACTION	602.98
2023-20294	LAMBERTONS ADVANCED MASONRY	6/26/2023 11:36	TAX LIEN	1,896.34
2023-20295	SPENCER ERIN	6/27/2023 10:42	JP TRANSCRIPT	3,791.45
2023-20296	MOTT ROBERT	6/27/2023 10:43	JP TRANSCRIPT	3,498.53
2023-20297	JACKMAN DOMINIQUE	6/27/2023 10:43	JP TRANSCRIPT	8,240.15
2023-20298	HIGHHOUSE MEGAN	6/27/2023 10:44	JP TRANSCRIPT	7,983.90
2023-20299	DIXON JENNIFER	6/27/2023 10:44	JP TRANSCRIPT	3,589.28
2023-20300	BROWN ERNEST	6/27/2023 10:45	JP TRANSCRIPT	1,436.48
2023-20301	RAINNEY ELIJAH L	6/27/2023 12:13	FEDERAL TAX LIEN	131,931.06
2023-20302	DONAHUE ~THLEEN A	6/27/2023 2:59	MUNICIPAL LIEN	492.68
2023-20303	PATTERSON BARBARA	6/27/2023 2:59	MUNICIPAL LIEN	327.58

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

2023-20304	GERSTEMAIER BILL	6/28/2023 8:37	JP TRANSCRIPT	500.00
2023-20305	ULITIN FRANK JR	6/28/2023 11:20	JP TRANSCRIPT	4,272.72
2023-20306	PIASECKI SHAILIN	6/28/2023 11:38	JP TRANSCRIPT	1,394.33
2023-20307	MATTHEWS KELLY	6/28/2023 12:11	JP TRANSCRIPT	2,408.14
2023-20308	RODRIGUEZ MICHAEL JOSEPH	6/29/2023 2:04	JUDGMENT	6,120.50
2023-40039	ACADIA REALTY TRUST OWNER	6/26/2023 12:16	MECHANICS LIEN CLAIM	18,868.35
2023-90062	JUNG STEVEN ESTATE	6/26/2023 11:12	ESTATE CLAIM	19,350.25
2023-90063	SENFTE RICHARD	6/28/2023 8:15	ESTATE CLAIM	5,423.36

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00321	OLIPHANT FINANCIAL LLC AS ASSIGNEE OF WEBBANK	PLAINTIFF	6/27/2023	—
2023-00321	GIBBS ALBERT	DEFENDANT	6/27/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00329	DD MASONARY AND CONSTRUCTION LLC D/B/A	PLAINTIFF	6/30/2023	—
2023-00329	DD MASONRY AND CONSTRUCTION	PLAINTIFF	6/30/2023	—
2023-00329	MANLEY WAYNE	DEFENDANT	6/30/2023	—

MISCELLANEOUS — DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00322	LITTLE SPRUCE LAKE OWNERS ASSOCIATION	PLAINTIFF	6/27/2023	—
2023-00322	LITTLE SPRUCE LAKE PROPERTY OWNERS ASSOCIATION	DEFENDANT	6/27/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00331	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	6/30/2023	—
2023-00331	HIDEOUT INC PROPERTY OWNERS ASSOCIATION	PLAINTIFF	6/30/2023	—
2023-00331	DEVITO BERNARD	DEFENDANT	6/30/2023	—
2023-00331	DEVITO DENISE	DEFENDANT	6/30/2023	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00323	WRIGHT HUNTER JAMES SON OF JILL HARVEY	PETITIONER	6/27/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00325	1999 HAULMORE TRAILER	PETITIONER	6/28/2023	—
2023-00325	HANSON FREDERICK	PETITIONER	6/28/2023	—
2023-00325	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	6/28/2023	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00324	WAYNE COUNTY HOUSING AUTHORITY	PLAINTIFF	6/28/2023	—
2023-00324	PIAZZA ROBERT F SR	DEFENDANT	6/28/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00320	M&T BANK	PLAINTIFF	6/26/2023	—
2023-00320	RAMOS CARLOS	DEFENDANT	6/26/2023	—
2023-00320	SOLELY IN HIS CAPACITY AS HEIR			
2023-00320	MIRANDA MARIA CONCEPCION SAEZ	DEFENDANT	6/26/2023	—
2023-00320	AKA			
2023-00320	MIRANDA MARIA C SAEZ	DEFENDANT	6/26/2023	—
2023-00320	AKA			
2023-00320	SAEZ MARIA C	DEFENDANT	6/26/2023	—
2023-00320	DECEASED			
2023-00320	RAMOS JIMMY	DEFENDANT	6/26/2023	—
2023-00320	SOLELY IN HIS CAPACITY AS HEIR			
2023-00320	MIRANDA MARIA CONCEPCION SAEZ	DEFENDANT	6/26/2023	—
2023-00320	AKA			
2023-00320	MIRANDA MARIA C SAEZ	DEFENDANT	6/26/2023	—
2023-00320	AKA			
2023-00320	SAEZ MARIA C	DEFENDANT	6/26/2023	—
2023-00320	DECEASED			
2023-00320	THE UNKNOWN HEIRS OF	DEFENDANT	6/26/2023	—
2023-00320	MIRANDA MARIA CONCEPCION SAEZ			
2023-00320	MIRANDA MARIA C SAEZ	DEFENDANT	6/26/2023	—
2023-00320	AKA			
2023-00320	SAEZ MARIA C	DEFENDANT	6/26/2023	—
2023-00320	DECEASED			
2023-00326	UMG BANK NATIONAL ASSOCIATION	PLAINTIFF	6/29/2023	—
2023-00326	NOT IN ITS INDIV CAP			
2023-00326	HINELINE KENNETH A	DEFENDANT	6/29/2023	—
2023-00326	HINELINE SABRINA K	DEFENDANT	6/29/2023	—
2023-00328	WALLER KEVIN SCOTT	PLAINTIFF	6/29/2023	—
2023-00328	ROMERO JACQUELINE C	DEFENDANT	6/29/2023	—
2023-00328	WILKINSON MONTY	DEFENDANT	6/29/2023	—
2023-00332	PLANET HOME LENDING LLC	PLAINTIFF	6/30/2023	—
2023-00332	CESTONE DANIEL JR	DEFENDANT	6/30/2023	—
2023-00332	CESTONE RACHEL	DEFENDANT	6/30/2023	—

TORT — PREMISES LIABILITY

Case No.	Indexed Party	Type	Date	Amount
2023-00327	MCGLONE DAVID	PLAINTIFF	6/29/2023	
2023-00327	MCGLONE ROXANN	PLAINTIFF	6/29/2023	
2023-00327	SURA MICHAEL W	DEFENDANT	6/29/2023	
2023-00327	SURA LINDA	DEFENDANT	6/29/2023	
2023-00327	SURA LINDA	DEFENDANT	6/29/2023	
	AS ADMIN OF EST OF MARY REE			

MORTGAGES AND DEEDS

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

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
NEW HOME CONCEPTS	NP INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS N P INC	LAKE TOWNSHIP	227,500.00
EMMETT KRISTIN L	DIME BANK	DAMASCUS TOWNSHIP	20,000.00
RYNEARSON KEITH	DIME BANK	WAYMART BOROUGH	142,000.00
RYNEARSON DAWN			142,000.00
PATEL ARUNABEL TR JAY SHREE AMBE REVOCABLE TRUST	WONESKY THOMAS S	DAMASCUS TOWNSHIP	
PATEL ARUNABEN TR	WONESKY DARLENE S		60,000.00
FARRIS EVAN PAUL	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
FARRIS MEL ERIN			
HARRIS EVAN PAUL			
FARROW MELISSA ERIN			90,000.00
LAKESIDE TOWNHOMES LLC	HONESDALE NATIONAL BANK	TEXAS TOWNSHIP 1 & 2	
LAKESIDE TOWNHOMES L L C			220,000.00
CONWAY JENNIFER H	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	193,800.00
	DIETERICH MICHELE M DIME BANK	BERLIN TOWNSHIP	204,250.00
LEONARD GROPPER L L C	HONESDALE NATIONAL BANK	HAWLEY BOROUGH	289,000.00
LEONARD GROPPER LLC			289,000.00
MESSERSCHMIDT MARISSA GREGORY	DIME BANK	CLINTON TOWNSHIP 1	
MESSERSCHMIDT WARREN WILLIAM III			77,400.00
KOELLER NOAH	NOVUS HOME MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CLINTON TOWNSHIP 1 CLINTON TWP 1 & PROMPTON BORO PROMPTON BOROUGH PROMPTON BORO & CLINTON TWP 1	166,250.00 166,250.00
STONEY MOUNTAIN HOLDINGS	WAYNE BANK	PRESTON TOWNSHIP	75,000.00
L S A PROPERTIES LLC	SCHWAB MICHAEL R	HONESDALE BOROUGH	
L S A PROPERTIES L L C			212,500.00
FOLEY KATHRYN	MORTGAGECOUNTRY	LAKE TOWNSHIP	
MATACCHIERA ANTHONY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		324,000.00
TIMMS CODY	ORBITAL MANAGEMENT LLC	SALEM TOWNSHIP	
BORGNA NYA	ORBITAL MANAGEMENT L L C		100,000.00

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

RUBYONE REAL ESTATE LLC	LAKEVIEW LENDERS CORP	SALEM TOWNSHIP	
RUBY ONE REAL ESTATE L L C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		770,000.00
ENTPAJNM	ONEILL WILLIAM P	HONESDALE BOROUGH	
E N T P A J N M			95,000.00
FICARROTTA ANGELO MARIO	COLACINO FAMILY TRUST	LAKE TOWNSHIP	
COLACINO ANNA RITA	CAMPISI LAURA CATHERINE TR DIANA MARIA TONIA COLACINO TR COLACINO FRANCESCO A TR		140,000.00
CASUL JASMILLY L	SUMMIT MORTGAGE CORPORATION	TEXAS TOWNSHIP 1 & 2	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		168,780.00
KRASZEWSKI RAYMOND	ROCKET MORTGAGE	LAKE TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		140,000.00
WINANS CHRISTINA	HOUSING & URBAN DEVELOPMENT	CLINTON TOWNSHIP 2	
CORDTS JUDITH			6,079.13
CONWAY THOMAS	HONESDALE NATIONAL BANK	LAKE TOWNSHIP	
FERGUSON MELISSA			192,000.00
CONWAY MELISSA			
REIFLER CRAIG	HONESDALE NATIONAL BANK	SALEM TOWNSHIP	
REIFLER ELIZABETH M			100,000.00
RISH ELIZABETH M			
BAYLY CHARLES P	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP	
BAYLY HARRIET E			85,000.00
KUDERNA MARY BETH	HUDSON UNITED MORTGAGE	DAMASCUS TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		399,000.00
WARFIELD KEVIN L	WAYNE BANK	MANCHESTER TOWNSHIP	
WARFIELD JULIE ANN			50,000.00
SUHOSKY PETER J II	WAYNE BANK	CHERRY RIDGE TOWNSHIP	
SUHOSKY JENNIFER C			30,000.00
MUTZEK TYLER	CITIZENS & NORTHERN BANK	CHERRY RIDGE TOWNSHIP	
JULIANO THERESA			400,000.00
MCDONNELL GRAEME F	ACTORS FEDERAL CREDIT UNION	HONESDALE BOROUGH	
MCDONNELL MICHAL L			50,000.00
SHAUGHNESSY TIMOTHY D	HONESDALE NATIONAL BANK	DAMASCUS TOWNSHIP	22,000.00
COWLEY MARK DANIEL	AXOS BANK	HONESDALE BOROUGH	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		127,500.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
FOGA EDWARD W II	LAFFERTY LOREN	SALEM TOWNSHIP	
FOGA APRIL J			LOT 552
DYBERRY TOWNSHIP	DYBERRY TOWNSHIP SUPERVIORS	DYBERRY TOWNSHIP	
SUPERVIORS AKA	AKA		
DYBERRY TOWNSHIP AKA	DYBERRY TOWNSHIP AKA		
WONESKY THOMAS S	JAY SHREE AMBE REVOCABLE TRUST	DAMASCUS TOWNSHIP	
WONESKY DARLENE S	PATEL ARUNABEN TR		LOT 2

LUKSIC TADEUSZ J BY AF KUTA MONIKA ROSSI DOROTA ROSSI DOROTA AF KUTA MONIKA AF	DIETERICH MICHELE M	BERLIN TOWNSHIP	
ORTEGA SILVANA	LEONARD GROPPER LLC LEONARD GROPPER L L C	HAWLEY BOROUGH	
SIERRA ADRIAN	MESSERSCHMIDT WARREN WILLIAM III	CLINTON TOWNSHIP 1	
SIERRA SARAH M	MESSERSCHMIDT MARISSA GREGORY		
PODUNAJEC SCOTT J	KOELLER NOAH	CLINTON TOWNSHIP 1 CLINTON TWP 1 & PROMPTON BORO PROMPTON BOROUGH PROMPTON BORO & CLINTON TWP 1	
LOCK LINDA L EXR LAROSE SHARON C EST	COLANDINO JESSIE	PAUPACK TOWNSHIP	LOT 26
SCHWAB MICHAEL R	L S A PROPERTIES LLC L S A PROPERTIES L L C	HONESDALE BOROUGH	
BABAYEV GEORGE BABAYEV ALEX	FOLEY KATHRYN MATACHIERA ANTHONY	LAKE TOWNSHIP	LOT 1917
MARRARA ANTHONY EST	TIMMS CODY BORGNA NYA	SALEM TOWNSHIP	LOT 3R
DOLAN JAMES P DOLAN DAWN A	RUBYONE REAL ESTATE RUBY ONE REAL ESTATE	SALEM TOWNSHIP	LOT 770
ROSEGRANT BYRON ROSEGRANT PAUL	HANKINS PAUL C REVELEY RANDOLPH F	LAKE TOWNSHIP	
ANDREYCHIK LILLIAN SIMPSON LILLIAN	KUIEGEL JEFFREY TR ANDREYCHIK FAMILY IRREVOCABLE TRUST	SALEM TOWNSHIP	
ONEILL WILLIAM P	ENTPAJNM E N T P A J N M	HONESDALE BOROUGH	
SEIG ARLENE R EST AKA SEIG ARLENE EST AKA SPENCER DONNA M STARK EXR AKA SPENCER DONNA M EXR AKA SHIELDS SALLY J EXR AKA SHIELDS SALLY EXR AKA	CASUL JASMILLY LISSETTE	TEXAS TOWNSHIP 1 & 2	
CLIFT WILLIAM DELBERT	OPRISKO MICHAEL J	MOUNT PLEASANT TOWNSHIP	
CWERSF AKA C W E R S F AKA CWER&SF AKA C W E R & S F AKA	LINDE FAMILY PARTNERSHIP	TEXAS TOWNSHIP	
TOWNSEND ROBERT C TOWNSEND REBECCA A	MOUNTAIN TOP SECLUSION	MOUNT PLEASANT TOWNSHIP	
MCNEELY SUSAN MCNEELY ERIC M	DWORAK KATHLEEN DWORAK VIRGIL	LEHIGH TOWNSHIP	
BITTRICH DAVID OTWAY RICHARD EXR OTWAY JOHN EST	PITTI DAVID J	DREHER TOWNSHIP	

ROXBY PAUL R	KUDERNA MARY BETH	DAMASCUS TOWNSHIP	
ROXBY CATHERINE			LOT 19
SAMSON IRINA EXR	SAMSON TRAVIS	LAKE TOWNSHIP	
SAMSON DAVID E EST	SAMSON MARY MARGARET		
OBRIEN MARTIN E	SYVERTSEN LAUREL	LEHIGH TOWNSHIP	LOT 487
OBRIEN MARTIN E	SYVERTSEN LAUREL	LEHIGH TOWNSHIP	LOT 488
DUL CHRISTOPHER	DUL CHRISTOPHER TR AKA DUL CHRISTOPHER J TR AKA CHRISTOPHER J DUL LIVING TRUST	PAUPACK TOWNSHIP	
DEXHEIMER CLYDE JR	DEXHEIMER SUSAN M	SALEM TOWNSHIP	
DEXHEIMER SUSAN M			LOT 2
FALZONE SALVATORE P	FALZONE JAMES JR	CLINTON TOWNSHIP	
MILLON DENNIS	MILLON DENNIS	PROMPTON BOROUGH	
GERRITY GERARD M	GERRITY GERARD M		
RYAN ALBERT D EST AKA	MENCH I MICHAEL	DAMASCUS TOWNSHIP	
RYAN ALBERT DENNIS SR EST AKA	MENCHI EUGENE		
RYAN ALBERT EST AKA			
RYAN ALBERT WILLIAM EST AKA			
RYAN ALBERT DENNIS JR ADM AKA			
RYAN ALBERT JR ADM AKA			
OSMOLSKIS ANDRIUS	HENAO MARIA L	MANCHESTER TOWNSHIP	
KOSTELNIK KIM	HENAO DANIEL CORTES		
SULITKA LACEY			
SULITKA ROBERT			
SULITKA TYLER			
RIDER LOGAN			
RIDER LANA			
SHELP CHARLES A EXR	LARRINAGA JAMES E	TEXAS TOWNSHIP 1 & 2	
SHELP HELEN M EST	LARRINAGA LAURA		
DURAN YVONNE	POLIZZANO MARY HUNTER LEE AUGUST	PROMPTON BOROUGH	
TUCCIARONE JOHN F TR	SHAUGHNESSY TIMOTHY D	DAMASCUS TOWNSHIP	
JOHN F TUCCIARONE REVOCABLE LIVING TRUST			LOT 2
THORPE STACY EXR AKA	COLEMAN CINDY	CLINTON TOWNSHIP 1	
THORPE STACY L EXR AKA			
GAYLORD ALBERTA EST AKA			
GAYLORD ALBERTA S EST AKA			
LLEWELLYN WILLIAM R	ONE FOUR SEVEN ONE CROSSTOWN LLC	PRESTON TOWNSHIP	
LLEWELLYN MARIUM	ONE FOUR SEVEN ONE CROSSTOWN L L C		
KATZIANER EDWARD	PERECHINSKY MARK JOSEPH	MOUNT PLEASANT TOWNSHIP	
KATZIANER CAROLANN	PERECHINSKY LORIE ANNNE		
SHAFFER JOANNE	COWLEY MARK DANIEL	HONESDALE BOROUGH	
SHAFFER KARON MARIE			

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

Monday, July 24, 2023

9:00 AM
Arbitrations
496-2022-CV Portfolio v. Munno Polas/Pro Se
498-2022-CV Portfolio v. Grady Polas/Pro Se
415-2020-CV Nationwide v Wallenpaupack Martin/Terrierrri
348-2022-CV Flynn Stone Design & Fabrication v. O'Connor Design
Rydzewski/Fazzio

Tuesday, July 25, 2023

1:00 PM
Dr Contempt

1:30 PM
Corbett v Corbett 6-2023-DR
Hearing on Exclusive Possession of Marital Residence
T.Farley/Henry

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AM Best's Insurance Company Rating Guide.

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Wednesday, July 26, 2023

9:00 AM
Central Court 3rd Floor Courtroom

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, July 27, 2023

8:45 AM
Extradition
Brandon Webb- SCI Waymart

9:00 AM – 10:30 AM
Commonwealth Matters
ICC
Maharaj, Aneel
ICC
Kuzo, Michael
Petition for Contempt
79 & 321-2019-CR
D’Andrea, Donato
Thompson
Violation of Parole
14-2022-CR
Christman, Gary
Martin II
Motion to Dismiss
164-2022-CR
Vitale, Adam
Pro Se
Formal Arraignment
39-2022-CR
Williams, Junius

1:00 PM
Commonwealth Matters
GP 152-2023-CR Jones, Christopher Burlein
GP 213-2023-CR Robitaille, Michael Burlein

Friday, July 28, 2023

9:00 AM
PFA

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
July 24, 2023–July 28, 2023

Monday, July 24, 2023

11:00 AM
In Re: M.H. 11-2023-AD
Adoption
Anderson

Tuesday, July 25, 2023

9:00 AM
Dependency
9:00 31-2022-DP Permanency Review M.M Moulton/Collins/Henry/J.Ellis
10:00 Permanency Review 10-2022-DP T.D Henry/Martin II
10:30 Permanency Review 8-2022-DP E.L Moulton/Martin II/Burlein
11:00 Permanency Review 16-2022-DP D.C
Moulton/Henry/Collins/Campbell/B.Ellis
11:30 Permanency Review 15-2021-DP A.F Moulton/Campbell
1:00 Permanency Review 9&10-2022-DP A.O & J.O
Moulton/Collins/Campbell
1:30 Permanency Review 1-2021-DP D.D Moulton/Martin II/
Henry/Campbell
2:00 Permanency Review 15-2023-DP C.S Moulton/Burlein/Henry/Collins
2:30 Permanency Review 18-2022-DP A.C Henry/Martin II/Ellis

Wednesday, July 26, 2023

9:00 AM
Stonybrook v. Borbotko 514-2022-CV
Non-Jury Trial
Rydzewski/Pro Se

1:30 PM
BFHB v Assessment 589-2022-CV
Commercial appeal
Schirato/Kay

Thursday, July 27, 2023

8:45 AM
Extradition - Judge Edwards
Brandon Webb- SCI Waymart

9:00 AM
In Re: Archer 225-2023-CV
Name Change

9:30 AM
In re: J.D.E. 27-2022-AD
Term of Unknown Father
Moulton/Ellis/Campbell

11:00 AM
Com v Studenroth 253-2014-CR
Contempt
DA/Mack

1:00 PM
457-2022-CV Morris v. Assessment
Assessment appeal
Pro Se/ Kay

Friday, July 28, 2023

9:00 AM
Abellana v. Cherry Ridge 51-2021-CV & Abellana v. Suhosky 190-2021-CV
Argument on Motion to compel and Motion for protective order
McKarski/Clause/Bugaj/Smith

10:00 AM
In Re: M.R. 2-2023-JV
Delinquency & Disposition
DA/Bugaj

11:00 AM
Amerihome mortgage v. Highhouse 228-2022-CV
Argument/Hearing on Objection & Exceptions to sheriff's distribution
Crawley/Pro Se/D.Gregory



ARBITRATION ROOM CALENDAR

July 24, 2023–July 28, 2023

Tuesday, July 25, 2023

9:30 AM
Hickey v. Hickey 354-2019-DR
Divorce Settlement Conference (Zimmerman)
McCambridge/Farrell

10:00 AM
Keesler v. Kessler 392-2021-DR
Settlement Conference (Zimmerman)
Ellis/Pro Se

10:30 AM
Dutton v. Dutton 608-2021-DR
Settlement Conference (Zimmerman)
Cali/Martin

11:00 AM
Covolus v. Javaruski 361-2021-DR
Settlement Conference (Zimmerman)
Cali/Farrell

11:30 AM
Messersmith v. Messersmith 174-2021-DR
Divorce Conference (Zimmerman)
Rechner/Cali

1:00 PM
Wormuth v. Wormuth 630-2017-DR
Custody hearing (Zimmerman)
Martin/Farrell

Friday, July 28, 2023

9:00 AM
Dutton v. Zirpoli 325-2015-DR
Conciliation Conference (Karam)
Campbell/Rechner

9:30 AM
Stanton v Carr 627-2009-DR
Conciliation Conf (Karam)
Pro Se/Rechner

10:00 AM
O'Neil v. O'Neil 581-2022-DR
Conciliation Conference (Karam)
Weed/Pro Se

10:30 AM
Griffin v. Derrick 300-2023-DR
Conciliation Conference (Karam)
Bugaj/ Pro Se

11:00 AM
Ogunleye v. Ogunleye 404-2014-DR
Conciliation Conference (Karam)
Ellis/Bugaj

11:30 AM
Goldman v. Tigue 304-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

1:00 PM
Vinton v. Vinton & Ferrara 305-2023-DR
Conciliation Conference (Karam)
J.Ellis/Pro Se

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