

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

March 3, 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
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Individual copies available for \$5 each Subscription Year: March–February
Prorated subscriptions available

WAYNE COUNTY OFFICIALS

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Matthew Meagher, *Second Judge*

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Jonathan J. Dunsinger

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Coroner

Edward Howell

Auditors

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Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

District Attorney's Office


PRESS RELEASE

February 24, 2023 — Wayne County District Attorney A.G. Howell announced the arrest of John Teeple, 42, of Covington Township PA. Teeple is charged with Theft for Failure to Make Required Disposition of Funds, Felony 2.

Teeple, doing business as “All Trade Construction Services, Inc.” received advance payments towards the construction of a residence for the victims. Teeple received a draw of \$105,380.00, but failed to perform any further construction. Teeple subsequently filed for bankruptcy. A copy of the criminal complaint is enclosed with this press release.

Magisterial District Judge set bail at \$25,000.00 unsecured. A central court date is set for March 1, 2023.

The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.



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

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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 Pauline Jeffery
Late of Paupack Township
EXECUTOR
Thomas A. Jeffery
1113 Dewberry Drive
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Aretyna C N G Gylen
AKA Aretina Helene Benzaken
AKA Aretina Helene Stelatos
Late of Prompton Borough
ADMINISTRATOR
Daniel Benzaken
295 Exeter St.
Brooklyn, NY 11235

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of EMANUEL S. MAZZA, late of Honesdale, PA., Date of death December 24, 2022. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Adele Amato
Late of Lake Township
EXECUTRIX
Natalie Amato
525 Main Street, PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted in the Estate of James W. Robisch, late of Damascus Township, Wayne

County, Pennsylvania, who died on January 20, 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 Wendy D. Adams or Tina L. Schlott, Co-Executrices, 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

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Jane C. Rickard
AKA Jane Canivan Rickard AKA
Jane Rickard
Late of Cherry Ridge Township
EXECUTRIX
Sibyl Jane Rickard
192 Schoolhouse Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

**RE: ESTATE OF
HENRY E FOCA JR.**

NOTICE IS HEREBY GIVEN that
Letters Testamentary in the Estate
of **HENRY E FOCA JR.**, late of

Honesdale, Wayne County, Pennsylvania, have been granted to the undersigned. All persons indebted to said estate are required to make immediate payment and those having claims shall present them for settlement to:

JUNE E. GILBERT, EXECUTRIX
BRENDA D. COLBERT, Esquire
COLBERT & GREBAS, P.C.
210 Montage Mountain Road -
Suite A
Moosic, PA 18507

Date of Death: December 13, 2022

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Wayne F. Lewis
AKA Wayne Frederick Lewis AKA
Wayne Lewis
Late of Lebanon Township
EXECUTOR
Jeffrey W. Lewis
20895 8th Avenue W.
Cudjoe Key, FL 33042
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/3/2023 • 3/10/2023 • 3/17/2023

ESTATE NOTICE

Estate of Helen Ann Frost
AKA Helen A. Frost
Late of Salem Township
EXECUTRIX
Leslie Toy
75 Hamlin Highway
Moscow, PA 18444

ATTORNEY

Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of RICHARD J. SENFT, late of Damascus, PA., Date of death December 26, 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, P A 18431.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Estate of Alice Yeich
Late of Dyberry Township
EXECUTRIX
Faye D. Stark
9 Gillette Drive
Waymart, PA 18472

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Kathleen E. Dixon, Executrix of the Estate of Roberta H. Sefchick, late of Wayne County, Prompton, PA 18456, who died on December

30, 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 Executrix Kathleen E. Dixon, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

2/24/2023 • 3/3/2023 • 3/10/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JOSEPH W. FIORILLA, late of Hawley, P.A., Date of death December 29, 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.

2/24/2023 • 3/3/2023 • 3/10/2023

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. 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. 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

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

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 1. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, PA 18428.

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

OTHER NOTICES

NOTICE

Notice is hereby given that Martin Tree Removal, LLC has filed its Certificate of Organization with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 8821. This Limited Liability Company has been filed under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016, and has been formed for the expressed purpose of owning and operating of Tree Removal Service within the Commonwealth of Pennsylvania and generally within the United States.

The address at which the LLC will maintain its principal place of business is as follows: 5 Newton Road, Starlight, PA 18461

3/3/2023

NOTICE

NOTICE OF NONPROFIT CORPORATION: Notice is hereby given that HHS Band Parents, Inc., has filed its Articles of Incorporation with the Pennsylvania Department of State. The Corporation has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. This Nonprofit Corporation has been filed and formed for the express purpose of supporting the band and instrumental music program at Honesdale High School, including fundraising for band

activities and programs. The address at which the Nonprofit Corporation will maintain its principal place of business is as follows: 65 Calkins Road, Honesdale, PA 18431.

3/3/2023

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 22, 2023**

By virtue of a writ of Execution instituted by: Newrez LLC d/b/a Shellpoint Mortgage Servicing issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of March, 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:

PARCEL 1:
ALL THOSE CERTAIN lots, pieces or parcels of land lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the Southwesterly corner of Lot No. 53 (now or formerly by Julia McGinty) on the Northerly side of Fern Street; thence along the Northerly side of Fern Street; thence along the Northerly side of Fern street; thence along the Northerly side of Fern Street, North fifty-eight (58) degrees thirty (30) minutes West one hundred eighty (180) feet to the Southeast corner of Lot No. 57; thence North thirty-one (31) degrees thirty (30) minutes East one hundred twenty (120) feet along Lot No. 57 to the Southeast corner of Lot No. 62; thence south fifty-eight (58) degrees thirty (30) minutes East one hundred eight (180) feet along Lots Nos. 63, 64 and 65 to the Northwest corner of Lot No. 53; thence South thirty-one (31) degrees thirty (30) minutes West one hundred twenty (120) feet along Lot No. 53 to the place of BEGINNING. COMPRISING ALL of Lots No. 54, 55, and 56 as shown on plan of lots laid out by L. Westbrook in 1880.

PARCEL II:
ALL THOSE TWO CERTAIN pieces or parcels of land situate in the Borough of Hawley, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

First: Two certain lots as follows: 1st beginning on the southwest side of the public road leading from the Silk Hill to Spring Street, Hawley, being the Northeast corner of Ellen Bennett's Lot No. 62, thence by said Ellen Bennett's Lot South 31

degrees West 180 feet to a stake, the corner of Lots Nos. 62, 57 and 56; thence by Lot No. 56 South 58 ½ degrees East 60 feet to a stake, the corner of Lots Nos. 56, 55 and 64; thence by lot of Sylvenus A. Purdy, 0.64 North 31 ½ degrees East 175 feet more or less to the aforesaid road and thence along the said road to the place of BEGINNING.

BEING Lot No. 63 in plot as surveyed by Lafayette Westbrook.

Second: Beginning on the Southwest side of the public road aforesaid at the Northeast corner of said Sylvenus A. Purdy Lot No. 64, thence by said Lot No. 64 South 31 ½ degrees West 138 feet to the corner of Lots Nos. 64, 55 and 54; thence by said Lot No. 54 South 58 ½ degrees East 54 feet to the corner of a lot of land conveyed by Barbara Perpente to Thos. V. Taft; (See Deed Book No. 57, Page 214), thence by said lot conveyed to Taft North 31 ½ degrees Est about 105 feet to the aforesaid road; thence by the said road to the place of BEGINNING.

BEING a part of Lot No. 65 in said plot.

SECOND PARCEL: Commencing on the Southwest side of the public road leading from Silk Hill to Spring Street, Hawley, at a stake, being the Northeast corner of Lot No. 63; thence South 31 ½ degrees West 175 feet to a stake, the corner of Lots No. 63 and 55; thence by Lot No. 55 South 58 ½ degrees

East 60 feet to a stake corner of Lot No. 65 and 55; thence by William Liebenow Lot No. 65 North 31 ½ degrees East 138 feet to a corner on the aforesaid public road; thence by the various courses and distances of said public road to the place of BEGINNING.

COMPRISING lot No. 64 in plot as surveyed by Lafayette Westbrook. CONTAINING 9,390 square feet be the same more or less.

EXCEPTING THAT PORTION of land as condemned by the Pennsylvania Department of Highways for highway purposes and shown on Highway Maps and Deed of Release and Quit Claim dated February 18, 1963, fronting on the public road also known as Pa Route No. 7.

BEING KNOWN AS: 310 FERN ST HAWLEY, PA 18428

Seized and taken in execution as property of:
John A. Kirkpatrick, Jr. 310 Fern Street HAWLEY PA 18428
Jeanne M. Kirkpatrick 310 Fern Street HAWLEY PA 18428

Execution No. 85-Civil-2019
Amount \$181,302.30 Plus additional costs

December 21, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Robert Crawley Esq.

2/24/2023 • 3/3/2023 • 3/10/2023

**SHERIFF'S SALE
MARCH 22, 2023**

By virtue of a writ of Execution instituted by: US Bank , N.A., as Trustee et, al issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of March, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING

IN THE TOWNSHIP OF PAUPACK, IN THE CITY OF LAKE ARIEL, COUNTY OF WAYNE, STATE OF PENNSYLVANIA, IN THE DEVELOPMENT KNOWN AS "WALLENPAUPACK LAKE ESTATES" AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 166, SECTION 7, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971, BY VEP & CO., AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF ATTACHED HERETO.

PARCEL ID . 19-0-0036-0202.-

ALSO KNOWN AS 10 Silver Spring Road, Lake Ariel, PA 18436

BEING the same premises which SCOTT TAVOLINE by Deed dated 06/13/2003 and recorded in the Office of Recorder of Deeds of Wayne County on 06/18/2003 at Book 2258 Page 75 granted and conveyed unto SCOTT TAVOLINE AND ANNA TAVOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

Seized and taken in execution as property of:

Anna Tavoline 1033 Silver Spring Road, LAKE ARIEL PA 18436
Scott D. Tavoline 1033 Silver Spring Road, LAKE ARIEL PA 18436

Execution No. 473-Civil-2018
Amount \$134,701.88 Plus additional costs

December 22, 2022
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Matthew C. Fallings Esq.

2/24/2023 • 3/3/2023 • 3/10/2023

CIVIL ACTIONS FILED

*FROM FEBRUARY 4, 2023 TO FEBRUARY 10, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2017-20280	VILLAGE RV CENTER INC	2/09/2023 1:31	SATISFACTION	—
2019-21064	WINEGARDNER ERIC G	2/09/2023 1:31	SATISFACTION	—
2021-00202	GOREL LESLIE ANN N/K/A ACKER LESLIE	2/10/2023 10:09	DEFAULT JUDGMENT	59,587.71
2021-20677	SHEPPS BRADLEY	2/07/2023 1:17	REASSESS DAMAGES	22,331.51
2022-00321	BUCHANAN VAUGHN I SR	2/07/2023 10:45	NON PROS IS STRICKEN	—
2022-00376	TORYAK DAMIAN J ADMIN OF EST P OF JOHN TORYAK JR	2/08/2023 2:54	DEFAULT JUDG IN	49,249.34
2022-00397	AHPA PROPERTIES INC	2/07/2023 10:06	PRELIMINARY JUDGMENT	—
2022-00397	HEINLEIN GEORGE'	2/07/2023 10:06	PRELIMINARY JUDGMENT	—
2022-00397	AHPA PROPERTIES INC	2/07/2023 10:08	FINAL JUDGMENT	—
2022-00397	HEINLEIN GEORGE'	2/07/2023 10:08	FINAL JUDGMENT	—
2022-00430	THE UNKNOWN HEIRS OF GAYLE R SIMMONS A/K/A	2/08/2023 2:11	WRIT OF EXECUTION	61,066.78
2022-00430	SIMMONS GAYLE DECEASED	2/08/2023 2:11	WRIT OF EXECUTION	61,066.78
2022-00430	KILLE SHIRLEY SOLELY IN HER CAPACITY AS KNOWN HEIR OF	2/08/2023 2:11	WRIT OF EXECUTION	61,066.78
2022-00430	SIMMONS COLIN SOLELY IN HIS CAPACITY AS KNOWN HEIR OF	2/08/2023 2:11	WRIT OF EXECUTION	61,066.78
2022-00430	SIMMONS LEE SOLELY IN HIS CAPACITY AS KNOWN HEIR OF	2/08/2023 2:11	WRIT OF EXECUTION	61,066.78
2022-00470	KIZER LESLIE	2/09/2023 10:27	DEFAULT JUDGMENT	2,885.34
2022-00473	HAYERLY DEVIN	2/09/2023 12:38	DEFAULT JUDGMENT	1,115.40
2022-00487	THEOBALD TAMMY J	2/09/2023 11:00	DEFAULT JUDGMENT	1,510.21
2023-20058	BOWES DANIA JOELLIE SHANTIA	2/06/2023 3:38	JUDGMENT	2,035.75
2023-20059	SWARTZ BRIANNE ELIZABETH	2/06/2023 3:38	JUDGMENT	1,364.55
2023-20060	RYALS KELLY NICOLE	2/08/2023 11:38	JUDGMENT	10,009.25
2023-20061	RYALS KELLY NICOLE	2/08/2023 11:38	JUDGMENT	2,472.25
2023-20062	GROPPER JAMES M	2/08/2023 12:03	FEDERAL TAX LIEN	78,179.86
2023-20062	GROPPER CHRISTINA M	2/08/2023 12:03	FEDERAL TAX LIEN	78,179.86
2023-20063	KELLOGG AMIE	2/08/2023 3:34	JP TRANSCRIPT	7,825.25
2023-20063	KELLOGG AMIE	2/08/2023 3:41	WRIT OF EXECUTION	8,245.25
2023-20064	SMYTH CRAIG	2/09/2023 2:38	TAX LIEN	4,313.28
2023-20064	SMYTH KATHLEEN	2/09/2023 2:38	TAX LIEN	4,313.28
2023-20065	MAREE WARREN	2/09/2023 2:38	TAX LIEN	3,890.84
2023-20065	MAREE TONYA	2/09/2023 2:38	TAX LIEN	3,890.84
2023-20066	PATTERSON NICHOLAS	2/09/2023 2:38	TAX LIEN	3,907.14
2023-20066	PATTERSON JENNIFER	2/09/2023 2:38	TAX LIEN	3,907.14
2023-20067	BELLINO ANDREW MICHAEL	2/10/2023 12:03	JUDGMENT	2,950.25
2023-20068	LANIGAN ANTHONY L	2/10/2023 12:03	JUDGMENT	1,410.75

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

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00070	BANK OF AMERICA NA	PLAINTIFF	2/06/2023	—
2023-00070	CUMMINGS RACHAEL MARIE	DEFENDANT	2/06/2023	—
2023-00076	AMERICAN EXPRESWS NATIONAL BANK	PLAINTIFF	2/09/2023	—
2023-00076	RIVINIUS RICHARD	DEFENDANT	2/09/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00075	J R	PLAINTIFF	2/09/2023	—
2023-00079	CLARK JOSEPH JR	PLAINTIFF	2/10/2023	—
2023-00079	MOWER DANEE	DEFENDANT	2/10/2023	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00074	HOPKINS SANDRA	PLAINTIFF	2/09/2023	—
2023-00074	CARIDAD GARY	DEFENDANT	2/09/2023	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00077	1980 FORD SHAY MOM1EX4461	PETITIONER	2/10/2023	—
2023-00077	OSHEA DENIS A	PETITIONER	2/10/2023	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00073	PETCH WILLIAM	PLAINTIFF	2/09/2023	—
2023-00073	FORTUNATO MARK	DEFENDANT	2/09/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00071	THE HONESDALE NATIONAL BANK	PLAINTIFF	2/08/2023	—
2023-00071	ALCANTARA SELWYN F	DEFENDANT	2/08/2023	—
2023-00071	MCCLINTOCK LAURA GRACE	DEFENDANT	2/08/2023	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00078	WILLIAMS DONNA	PLAINTIFF	2/10/2023	—
2023-00078	GERSHONOWITZ JOSEPH	DEFENDANT	2/10/2023	—
2023-00078	GERSHONOWITZ KRISTY	DEFENDANT	2/10/2023	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00072	DOE JOHN INDIV & AS PARENTS & LEGAL GUARDIAN	PLAINTIFF	2/08/2023	—
2023-00072	DOE JANE INDIV & AS PARENTS & LEGAL GUARDIANS OF	PLAINTIFF	2/08/2023	—
2023-00072	DOE JANE - MINOR A MINOR INDIV & IN HER OWN RIGHT	PLAINTIFF	2/08/2023	—
2023-00072	LAKERUN LEARNING CENTER	DEFENDANT	2/08/2023	—
2023-00072	BURPO MAXWELL PREV KNOWN AS	DEFENDANT	2/08/2023	—
2023-00072	BURPO SARAH	DEFENDANT	2/08/2023	—

TORT — PREMISES LIABILITY

Case No.	Indexed Party	Type	Date	Amount
2023-00080	DIETRICH MARY T	PLAINTIFF	2/10/2023	—
2023-00080	JAKES ELK LAKE TAVERN INC	DEFENDANT	2/10/2023	—
2023-00080	ELK LAKE REAL ESTATE TRUST LLC	DEFENDANT	2/10/2023	—

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MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 21, 2023 TO FEBRUARY 24, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
SELVAGGI ELIZABETH	VETERANS AFFAIRS	HONESDALE BOROUGH	6,456.37
THAXTON JOHN ANDREW	HOUSING & URBAN DEVELOPMENT	PALMYRA TOWNSHIP	
THAXTON ERICKA LYNN			35,384.80
HOUSHULTZ GARRIT W	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
LEACH STEPHANIE			
HOUSHULTZ STEPHANIE			
MANDER KAREN			20,000.00
WALOSIN STEVE M	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP 2	
WALOSIN ERIN			60,000.00
GUSTAFSON MEGAN F	WAYNE BANK	DAMASCUS TOWNSHIP	
GUSTAFSON ROBERT H			170,000.00
PUTNEY JOSEPH PAUL	HOUSING & URBAN DEVELOPMENT	TEXAS TOWNSHIP	
PUTNEY ROBERT F			
PUTNEY DEBRA A			46,251.28
BOIANO DOMINICK	LOANDEPOT COM	LEHIGH TOWNSHIP	
BOIANO BENEDETTO	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		
BOIANO JESSICA			
BOIANO MARIA			
MILANO NICHOLAS			129,000.00
PURGALINA SVETLANA V	ABSOLUTE HOME MORTGAGE CORPORATION	PAUPACK TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		240,000.00
SINGH KAMALJIT	SUMMIT MORTGAGE CORPORATION	BERLIN TOWNSHIP	
	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		194,400.00
MACDONALD THERESA MARIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	DAMASCUS TOWNSHIP	
MACDONALD WAYNE JR	TOP FLITE FINANCIAL INC		254,375.00
CORCORAN NICOLE	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
MERRON ROBERT F			
MERRON NICOLE			60,000.00
FUSCO MICHAEL	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
HARPER TRACY	SUMMIT MORTGAGE CORPORATION		281,000.00
VANWINCKLE MICHELE LYNN	HOUSING & URBAN DEVELOPMENT	STERLING TOWNSHIP	4,348.80
DRAMISINO ELLEN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
	CITADEL SERVICING CORPORATION ACRA LENDING		100,000.00

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

SCHRADER KEVIN E	HONESDALE NATIONAL BANK	BUCKINGHAM TOWNSHIP BUCKINGHAM & PRESTON TWPS PRESTON TOWNSHIP PRESTON & BUCKINGHAM TWPS	
BENTLEY ALFRED Y JR	SUMMIT MORTGAGE CORPORATION	SALEM TOWNSHIP	
BENTLEY GERALDINE G	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		496,000.00
KEESLER SUSAN F	DIME BANK	MANCHESTER TOWNSHIP	265,000.00
KEESLER SUSAN F	DIME BANK	MANCHESTER TOWNSHIP	30,000.00
DODGE RUSSELL T	HOUSING & URBAN DEVELOPMENT	SOUTH CANAAN TOWNSHIP	5,895.48
BRINKERHOFF ROGER	DIME BANK	DAMASCUS TOWNSHIP	35,000.00
WOROBEY BRIAN	WAYNE BANK	PRESTON TOWNSHIP	375,000.00
WOROBEY BRIAN	WAYNE BANK	PRESTON TOWNSHIP	375,000.00
WOROBEY ASHLEY M			375,000.00
CLARK DANIEL M	PS BANK	DREHER TOWNSHIP	
MARINO ANTHONY J	P S BANK		300,000.00
RUOTOLO CATHERINE R	HOUSING & URBAN DEVELOPMENT	LEHIGH TOWNSHIP	
RUOTOLO JUDITH M			7,532.12
DOHERTY JASON	LENDAGE	OREGON TOWNSHIP	
DOHERTY PATRICIA	ACHIEVE LOANS		
DOHERTY TRISH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		59,450.00
MARTIN JOHN J	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
MARTIN KIMBERLY D			230,000.00
HARPER GREGORY M	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SUMMIT MORTGAGE CORPORATION	PAUPACK TOWNSHIP	304,000.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
BELCHER ROBERT C EST	ROTSHTEYN ELEONORA	LAKE TOWNSHIP	
TREAT JEFFREY S ADM	SHKYLAR MIROSLAV		LOT 4256
LENDEL OKSANA	DOMIK BUILDERS	PAUPACK TOWNSHIP	LOT 48
BROGAN JOANNE E	BROGAN JOANNE E WINTHAL JAMES BROOK	LEHIGH TOWNSHIP	
MARSELLA JOHN C	ACABA DORIS N	LEHIGH TOWNSHIP	
MARSELLA JOANNE			LOT 6
YAZURLO KAREN	RICHARD A ENRIGHT SR TRUST	CLINTON TOWNSHIP 1	
MCGOWAN MAUREEN			
MCGOWAN ALICE			
MCGOWAN THOMAS J JR			
MCGOWAN GERALDINE M			
MCGOWAN LANCE CLARK			
MCGOWAN SUSAN			
MCGOWAN THOMAS J JR	RICHARD A ENRIGHT SR TRUST	CLINTON TOWNSHIP 1	
MCGOWAN GERALDINE M			

RICHTER DAVID S EXR	RICHTER MICHAEL THOMAS	DYBERRY TOWNSHIP	
RICHTER RUDOLPH LOUIS JR EST AKA			
RICHTER RUDOLPH L EST AKA			
RICHTER RUDOLF L EST AKA			
RICHTER SONNY EST AKA			
YAYNSHTOK DMITRIY	PURGALINA SVETLANA V	PAUPACK TOWNSHIP	LOT 248
PATTERSON JOYCE KAY EST AKA	PATTERSON STUART	PAUPACK TOWNSHIP	
PATTERSON JOYCE K EST AKA			
PATTERSON JOYCE EST AKA			
PATTERSON CHRISTOPHER W EXR AKA			
PATTERSON CHRISTOPHER EXR AKA			LOT 412
JUSTINIANO ROBERT EST	JUSTINIANO JOHN	MOUNT PLEASANT TOWNSHIP	
JUSTINIANO JOHN EXR	SCHWARTZ PRISCILLA JUSTINIANO JACK		
KASTLER HERTHA M	SINGH KAMALJIT	BERLIN TOWNSHIP	
HOUSHULTZ KENNETH L	CRAVE CAITLIN	PRESTON TOWNSHIP	
MACDONALD THERESA MARIE	MACDONALD THERESA MARIE	DAMASCUS TOWNSHIP	
MACDONALD WAYNE JR	MACDONALD WAYNE JR		LOT 1
ZIRPOLI FREDERICK S EST	COREY KRISTOFER	DAMASCUS TOWNSHIP	
ZIRPOLI PATRICK J EXR	COREY MELISSA		
ZIRPOLI CHRISTOPHER A EXR			
ZIRPOLI JUDITH A AKA GALLANDORM JUDITH A			
PORTMORE DANIEL R	CONTE NANCY TR	PAUPACK TOWNSHIP	
PORTMORE MELISSA C	MELISSA C PORTMORE FAMILY TRUST		
MEYERS JAMES T	FUSCO MICHAEL	SALEM TOWNSHIP	
MEYERS MARGARET M	HARPER TRACY		LOT 904
ICC MAINTENANCE & RECREATION FUND INC	LEHR BRIAN	LEHIGH TOWNSHIP	
I C C MAINTENANCE & RECREATION FUND INC			
TORO ERNEST AKA	TORO ERNEST III	BUCKINGHAM TOWNSHIP	
TORO ERNEST III AKA	TORO DEANNA R		
NEBZYDOSKI ANDREW	SPINELLI BRIAN	MOUNT PLEASANT TOWNSHIP	
	SPINELLI BETH		LOT C
NEBZYDOSKI HENRY	SPINELLI BRIAN	MOUNT PLEASANT TOWNSHIP	
NEBZYDOSKI JEAN	SPINELLI BETH		LOT B
MISSING PIECES	WAYNE COUNTY ARTS ALLIANCE	HONESDALE BOROUGH	
CASAZZA KENNETH R	PHILLIPS BARBARA E	PAUPACK TOWNSHIP	
CASAZZA SUZANNE L	PHILLIPS KENNETH		LOT 122
WHITAKER FAYE C	ALLEN CLYDE EVERETT JR TR	PRESTON TOWNSHIP	
FAYE C WHITAKER IRREVOCABLE TRUST			
SCANLAN JOHN P	BENTLEY ALFRED Y JR	SALEM TOWNSHIP	
SCANLAN AMY L	BENTLEY GERALDINE G		LOT 760
AUSTIN HOLLY M	BERNARD KIM	OREGON TOWNSHIP	
AUSTIN WALTER J AKA BY POA			
AUSTIN WALTER J JR AKA BY POA			
AUSTIN HOLLY M POA			

HORRIGAN ANN F	TREANOR MICHAEL	PALMYRA TOWNSHIP	LOT 11
KEESLER SUSAN F	KEESLER SUSAN F	MANCHESTER TOWNSHIP	
KEESLER MICHAEL			
RICKERT DAVID J	JURGENSEN LIMITED PARTNERSHIP	HONESDALE BOROUGH	
SMITH WALTER R	WOROBEY BRIAN	PRESTON TOWNSHIP	
SMITH MARY LYNN	WOROBEY ASHLEY M		
POTOCHNICK KIMBERLEE EXR	POTOCHNICK KIMBERLEE	LAKE TOWNSHIP	
POTOCHNICK GREGORY EST AKA	HOMICK COURTNEY		
POTOCHNICK GREG EST AKA	POTOCHNICK ALLYSON		
POTOCHNICK GREGORY EDWARD EST AKA			
POTOCHNICKHOMICK COURTNEY TR	POTOCHNICK KIMBERLEE	LAKE TOWNSHIP	
HOMICK COURTNEY POTOCHNICK TR GREGORY POTOCHNICK IRREVOCABLE PERSONAL KIMBERLEE POTOCHNICK IRREVOCABLE PERSONAL			
POCONOLAKEHOUSE TWO FIVE ONE ONE LLC	SOMERSHOE DAVID	LAKE TOWNSHIP	
POCONO LAKE HOUSE TWO FIVE ONE ONE L L C	MORGAN DONNA		LOT 2511
EIDAM PORTER BROOKS HENRY III	MARTIN KIMBERLY D	HONESDALE BOROUGH	
POWELL LINDA M	MARTIN JOHN J		
EIDAM LINDA M			
JARNECKI LYNN M AKA JARNECKI LYNN AKA	HARPER GREGORY M	PAUPACK TOWNSHIP	



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 6, 2023–March 10, 2023

Monday, March 6, 2023

9:00 AM
Arbitrations-Rechner
346-2022-CV First National Bank of Omaha v. Palya Raker/Fuegi
348-2022-CV Flynn Stone Design & Fabrication v. O'Connor Design
Rydzewski/Fazzio
377-2022-CV Bank of America v. Koloc Shean/Pro Se
380-2022-CV Portfolio v. Crawford Polas/Pro Se
119-2022-CV Korvay/Kowakchak v. Country Home improvements
Clause/Martin II

Tuesday, March 7, 2023

8:45 AM
Tello v. Lanza 615-2022-DR
Custody Hearing
Thomas/Pro Se

1:00 PM
DR Contempt's

1:30 PM
De Novo Hearings

Wednesday, March 8, 2023

9:00 AM
Central Court 3rd Floor Courtroom

9:00 AM
Name Changes
584-2022-CR IN Re: Cito Pro Se
621-2022-CV In Re: Negri Pro Se

9:30 AM
Grandy v. Reddig 524-2021
Hearing on Motion to Appoint GAL
Devita/Pro Se

10:00 AM
Wargo v Wargo 334-2022-DR
Petition for Leave to Withdraw as Counsel
Bugaj/Abda

10:30 AM
Anderson v. Rolon 442-2018-DR
Hearing on Sanctions
Fischer/Pro Se

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, March 9, 2023

8:45 AM
Commonwealth v. Kentrina Drake-Kimball 27-2023-MD
ICC
DA/Campbell

9:00 AM
Formal Arraignment

9:00 AM
Commonwealth Matters
Omnibus 319-2022-CR Swendsen, Thomas Zimmerman
Violation of Parole 389-2017-DR Schaffer, Robert
Violation of Parole 224-2021-CR & 65 & 183-2022-CR Serbin, Janelle Weed
Violation of Parole 334-2021-CR Young, Patrick J. Burlein
Violation of Parole 177 & 212 -2021-CR Huegel, Ronald Farrell
Sentencing 351-2022-R Pranzo, Michael Martin II
Sentencing 316-2022-CR Kuhns, Robert Martin II
Sentencing 355-2022-CR Contreras, Alberto Gryskewicz
Sentencing 347-2022-CR Laskey, Bryan Martin II
Sentencing 218-2022-CR Guay, Jennifer Burlein

11:00 AM
Commonwealth v. Bobbie Spalding 428-2021-CR
Hearing to determine competency
DA/Burlein

1:00 PM
Plea Offers

1:00 PM
Commonwealth Matters
Parole Violation
72-2022-CR Clark, Christopher Powell

Friday, March 10, 2023

8:30 AM
Kirkpatrick v. Schirmer 631-2022-DR
Primary Pre-Trial
Pro Se/ Martin II

8:45 AM
Swendsen v. Swendsen & Hallock 513-2022-DR
Custody Pre-Trial
Campbell/Pro Se

9:00 AM
PFA
573-2022-DR Baggatta v. Baggatta Muir/Campbell
540-2022-DR (Denied) MacDonald v. Bacchiocchi Baron/ Pfaff
61-2023-DR Penn v. Drake/Kimball Ellis/Campbell

10:30 AM
Acker v. Acker 162-2020-DR
Contempt
Bugaj/Campbell

11:00 AM
Giordano v. Azevedo 119-2022-DR
Contempt
Campbell/Pro Se

COURT CALENDAR – FOURTH FLOOR COURTROOM #2
March 6, 2023–March 10, 2023

Tuesday, March 7, 2023 (Hearing Officer)

10:30 AM
IN Re: N.N.; A.R.; X.R.; A.R.; A.N. 1-5-2023-DP
Disposition
Henry/Campbell/Martin II/Ellis

ARBITRATION ROOM CALENDAR

March 6, 2023–March 10, 2023

Wednesday, March 8, 2023

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

Friday, March 10, 2023

10:30 AM
Azarovich v. Reed 40-2023-DR
Conciliation Conference (Karam)

11:00 AM
Bookin v. Bookin 179-2022-DR
Conciliation Conference (Karam)
Devita/Cali

11:30 AM
Stanley v. Hojnacki 373-2022-DR
Conciliation Conference (Karam)
Ruggiero/Ellis

1:00 PM
Donat v. Donat 344-2015-DR
Conciliation Conference (Karam)
Bugaj/Campbell

1:30 PM
Giordano v. Azevedo 119-2022-DR
Conciliation Conference (Karam)
Campbell/Pro Se

2:00 PM – 2:30 PM
Raba v. Dimino 407-2018-DR
Conciliation Conference (Karam)
Campbell/Cali

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Security Disability, Real Estate Trans-
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Criminal Defense, Driver's License
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Divorce, Protection from Abuse,
Support, Personal Injury, Property
Owners Associations*

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Title Insurance, Children & Youth
Matters, PennDOT Appeals,
Department of State/Licensing
Appeals, Appellate Practice before
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