

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



**July 21, 2023**  
**Vol. 13, No. 21**  
**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.*

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

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

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

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

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

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

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

#### **Subscription Rates**

##### *Per Year*

|              |       |
|--------------|-------|
| Mailed Copy  | \$100 |
| Emailed Copy | Free  |

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

### WAYNE COUNTY OFFICIALS

#### **Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew L. Meagher, *Judge*

#### **Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, *Chairman*  
James Shook  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

#### **Recorder of Deeds, Register of Wills**

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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*IN THE COURT OF COMMON PLEAS OF WAYNE COUNTY  
COMMONWEALTH OF PENNSYLVANIA*

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**ESTATE NOTICES**

*Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

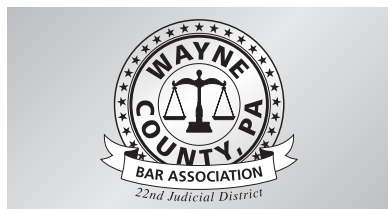
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**ESTATE NOTICE**

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**

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**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**

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**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**

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**OTHER NOTICES**

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**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

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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**

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**NOTICE**

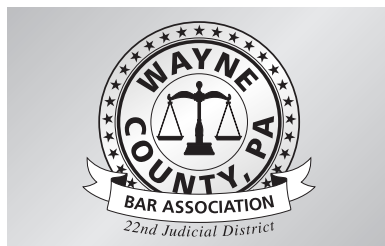
Notice is hereby given that Cornerstone Charter School, Inc., has filed its Articles of Incorporation with the Pennsylvania Department of State. This notice is given in accordance with 15 Pa. Cons. Stat. Section 1306. This Corporation has been incorporated under the provisions of the Pennsylvania Business 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**

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## 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**

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## NOTICE OF FILING OF SHERIFF'S SALES

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

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### 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 FRANCIS L. WARTHUNG 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**

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**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 the 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**

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## 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<br>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<br>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<br>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<br>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 | SENFT 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<br>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<br>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<br>ASSOCIATION          | PLAINTIFF | 6/27/2023 | —      |
| 2023-00322 | LITTLE SPRUCE LAKE PROPERTY<br>OWNERS ASSOCIATION | DEFENDANT | 6/27/2023 | —      |

**MISCELLANEOUS — OTHER**

| CASE NO.   | INDEXED PARTY                                        | TYPE      | DATE      | AMOUNT |
|------------|------------------------------------------------------|-----------|-----------|--------|
| 2023-00331 | ASSOCIATION OF PROPERTY OWNERS<br>OF THE HIDEOUT INC | PLAINTIFF | 6/30/2023 | —      |
| 2023-00331 | HIDEOUT INC PROPERTY OWNERS<br>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<br>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<br>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<br>MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS<br>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                      |                                                                    |                                                                                                                    |                              |
| PATEL ARUNABEL TR                   | WONESKY THOMAS S                                                   | DAMASCUS TOWNSHIP                                                                                                  |                              |
| JAY SHREE AMBE REVOCABLE<br>TRUST   |                                                                    |                                                                                                                    |                              |
| 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<br>MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS     | LAKE TOWNSHIP                                                                                                      | 193,800.00                   |
|                                     | DIETERICH MICHELE M<br>DIME BANK                                   | BERLIN TOWNSHIP                                                                                                    | 204,250.00                   |
| LEONARD GROPPER L L C               | HONESDALE NATIONAL BANK                                            | HAWLEY BOROUGH                                                                                                     | 289,000.00                   |
| LEONARD GROPPER LLC                 |                                                                    |                                                                                                                    |                              |
| MESSERSCHMIDT MARISSA<br>GREGORY    | DIME BANK                                                          | CLINTON TOWNSHIP 1                                                                                                 |                              |
| MESSERSCHMIDT WARREN<br>WILLIAM III |                                                                    |                                                                                                                    | 77,400.00                    |
| KOELLER NOAH                        | NOVUS HOME MORTGAGE<br>MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS | CLINTON TOWNSHIP 1<br><br>CLINTON TWP 1 &<br>PROMPTON BORO<br>PROMPTON BOROUGH<br>PROMPTON BORO &<br>CLINTON TWP 1 | 166,250.00<br><br>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<br>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<br>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<br>DIANA MARIA TONIA COLACINO TR<br>COLACINO FRANCESCO A TR |                       | 140,000.00 |
| CASUL JASMILLY L           | SUMMIT MORTGAGE CORPORATION                                                            | TEXAS TOWNSHIP 1 & 2  |            |
|                            | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS                                            |                       | 168,780.00 |
| KRASZEWSKI RAYMOND         | ROCKET MORTGAGE                                                                        | LAKE TOWNSHIP         |            |
|                            | MORTGAGE ELECTRONIC<br>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           |                                                                                        |                       |            |
| CONWAY MELISSA             |                                                                                        |                       | 192,000.00 |
| REIFLER CRAIG              | HONESDALE NATIONAL BANK                                                                | SALEM TOWNSHIP        |            |
| REIFLER ELIZABETH M        |                                                                                        |                       |            |
| RISH ELIZABETH M           |                                                                                        |                       | 100,000.00 |
| BAYLY CHARLES P            | HONESDALE NATIONAL BANK                                                                | CLINTON TOWNSHIP      |            |
| BAYLY HARRIET E            |                                                                                        |                       | 85,000.00  |
| KUDERNA MARY BETH          | HUDSON UNITED MORTGAGE                                                                 | DAMASCUS TOWNSHIP     |            |
|                            | MORTGAGE ELECTRONIC<br>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<br>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<br>KUTA MONIKA<br>ROSSI DOROTA<br>ROSSI DOROTA AF<br>KUTA MONIKA AF                                                                      | DIETERICH MICHELE M                                       | BERLIN TOWNSHIP                                                                                                |          |
| ORTEGA SILVANA                                                                                                                                                  | LEONARD GROPPER LLC<br>LEONARD GROPPER L L C              | HAWLEY BOROUGH                                                                                                 |          |
| SIERRA ADRIAN                                                                                                                                                   | MESSERSCHMIDT WARREN<br>WILLIAM III                       | CLINTON TOWNSHIP 1                                                                                             |          |
| SIERRA SARAH M                                                                                                                                                  | MESSERSCHMIDT MARISSA<br>GREGORY                          |                                                                                                                |          |
| PODUNAJEC SCOTT J                                                                                                                                               | KOELLER NOAH                                              | CLINTON TOWNSHIP 1<br>CLINTON TWP 1 & PROMPTON<br>BORO<br>PROMPTON BOROUGH<br>PROMPTON BORO & CLINTON<br>TWP 1 |          |
| LOCK LINDA L EXR<br>LAROSE SHARON C EST                                                                                                                         | COLANDINO JESSIE                                          | PAUPACK TOWNSHIP                                                                                               | LOT 26   |
| SCHWAB MICHAEL R                                                                                                                                                | L S A PROPERTIES LLC<br>L S A PROPERTIES L L C            | HONESDALE BOROUGH                                                                                              |          |
| BABAYEV GEORGE<br>BABAYEV ALEX                                                                                                                                  | FOLEY KATHRYN<br>MATAACCHIERA ANTHONY                     | LAKE TOWNSHIP                                                                                                  | LOT 1917 |
| MARRARA ANTHONY EST                                                                                                                                             | TIMMS CODY<br>BORGNA NYA                                  | SALEM TOWNSHIP                                                                                                 | LOT 3R   |
| DOLAN JAMES P<br>DOLAN DAWN A                                                                                                                                   | RUBYONE REAL ESTATE<br>RUBY ONE REAL ESTATE               | SALEM TOWNSHIP                                                                                                 | LOT 770  |
| ROSENGRANT BYRON<br>ROSENGRANT PAUL                                                                                                                             | HANKINS PAUL C<br>REVELEY RANDOLPH F                      | LAKE TOWNSHIP                                                                                                  |          |
| ANDREYCHIK LILLIAN<br>SIMPSON LILLIAN                                                                                                                           | KUIEGEL JEFFREY TR<br>ANDREYCHIK FAMILY IRREVOCABLE TRUST | SALEM TOWNSHIP                                                                                                 |          |
| ONEILL WILLIAM P                                                                                                                                                | ENTPAJNM<br>E N T P A J N M                               | HONESDALE BOROUGH                                                                                              |          |
| SEIG ARLENE R EST AKA<br>SEIG ARLENE EST AKA<br>SPENCER DONNA M STARK<br>EXR AKA<br>SPENCER DONNA M EXR AKA<br>SHIELDS SALLY J EXR AKA<br>SHIELDS SALLY EXR AKA | CASUL JASMILLY LISSETTE                                   | TEXAS TOWNSHIP 1 & 2                                                                                           |          |
| CLIFT WILLIAM DELBERT<br>CWERSF AKA<br>C W E R S F AKA<br>CWER&SF AKA<br>C W E R & S F AKA                                                                      | OPRISKO MICHAEL J<br>LINDE FAMILY PARTNERSHIP             | MOUNT PLEASANT TOWNSHIP<br>TEXAS TOWNSHIP                                                                      |          |
| TOWNSEND ROBERT C<br>TOWNSEND REBECCA A                                                                                                                         | MOUNTAIN TOP SECLUSION                                    | MOUNT PLEASANT TOWNSHIP                                                                                        |          |
| MCNEELY SUSAN<br>MCNEELY ERIC M                                                                                                                                 | DWORAK KATHLEEN<br>DWORAK VIRGIL                          | LEHIGH TOWNSHIP                                                                                                |          |
| BITTRICH DAVID<br>OTWAY RICHARD EXR<br>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<br>DUL CHRISTOPHER J TR AKA<br>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                                                                       | PROMPTON BOROUGH        |         |
|                             | HUNTER LEE AUGUST                                                                    |                         |         |
| 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<br>CROSSTOWN LLC                                                  | PRESTON TOWNSHIP        |         |
| LLEWELLYN MARIUM            | ONE FOUR SEVEN ONE<br>CROSSTOWN L L C                                                |                         |         |
| KATZIANER EDWARD            | PERECHINSKY MARK JOSEPH                                                              | MOUNT PLEASANT TOWNSHIP |         |
| KATZIANER CAROLANN          | PERECHINSKY LORIE ANNNE                                                              |                         |         |
| SHAFFER JOANNE              | COWLEY MARK DANIEL                                                                   | HONESDALE BOROUGH       |         |
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**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/Terrierri

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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### Wednesday, July 26, 2023

9:00 AM  
Central Court 3rd Floor Courtroom

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12:00 PM  
Drug Court Team Meeting

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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*

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**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

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### Friday, July 28, 2023

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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

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

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## ARBITRATION ROOM CALENDAR

*July 24, 2023–July 28, 2023*

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### **Tuesday, July 25, 2023**

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

---

10:00 AM  
Kessler 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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