

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

March 29, 2024

Vol. 14, No. 5

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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Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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Matthew L. Meagher, *Judge*

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Jonathan J. Dunsinger

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Sheriff

Chris Rosler

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Chief Public Defender

Steven Burlein, Esq.

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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, 2nd Floor
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Geraldine M. Berninger, a/k/a Geraldine Berninger, a/k/a Gerri Berninger, who died on January 3, 2024, late resident of Hawley, PA 18428, to Sarah A. Schwindt and Noah Riley Berninger, Co-Administrators 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 Sarah A. Schwindt and Noah Riley Berninger, Co-Administrators 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

3/29/2024 • 4/5/2024 • 4/12/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Frank Charles Brigante, a/k/a Frank C. Brigante, a/k/a Frank Brigante, who died on March 9, 2024, late resident of Newfoundland, PA 18445, to Anthony J. Brigante, Administrator 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 Anthony J. Brigante, Administrator, 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

3/29/2024 • 4/5/2024 • 4/12/2024

ESTATE NOTICE

Estate of Nancy K. Holpert a/k/a Nancy Kershaw
Late of Scott Township
ADMINISTRATOR
Joseph Holpert, Jr.
268 Roberts Road
Starlight, PA 18461
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

3/29/2024 • 4/5/2024 • 4/12/2024

ESTATE NOTICE

Estate of Edward J. Reilly, Jr.
Late of Lake Ariel
ADMINISTRATOR
Penny Parkins
102 Elm Drive
Elmhurst Twp., PA 18444
ATTORNEY
Curt M. Parkins, Esquire
538 Biden St., Suite 430
Scranton, PA 18503

3/29/2024 • 4/5/2024 • 4/12/2024

ESTATE NOTICE

Estate of Willie J. Gary
Late of Canaan Township
ADMINISTRATOR
Lyasia N. Ashley
100-13 34th Ave.
Corona, NY 11368
ATTORNEY
Curt M. Parkins, Esquire
538 Biden St., Suite 430
Scranton, PA 18503

3/29/2024 • 4/5/2024 • 4/12/2024

ESTATE NOTICE

Estate of Kathleen A. Donahue
Late of Honesdale Borough
ADMINISTRATRIX
Melissa B. Donahue a/k/a Melissa
Beth Donahue
515 Grove Street
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

3/22/2024 • 3/29/2024 • 4/5/2024

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Daniel Edward Lake, a/k/a Daniel E. Lake, late of Honesdale Borough, Wayne County, Pennsylvania, who died on January 17, 2024. 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 Donald A. Lake, Jr., Administrator, c/o Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

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

3/22/2024 • 3/29/2024 • 4/5/2024

ESTATE NOTICE

Estate of Frank J. Ralls
Late of Paupack Township
EXECUTOR
John D. Landis
2451 Wassergrass Rd.
Hellertown, PA 18055
ATTORNEY
William J. Fries
645 W. Hamilton St., Suite 800
Allentown, PA 18101

3/22/2024 • 3/29/2024 • 4/5/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of David T. Brooking, a/k/a David Brooking, a/k/a Dave Brooking, a/k/a David Tracy Brooking, who died on March 2, 2024, late resident of Bethany, PA 18431, to Kathleen E. Brooking, a/k/a Kathleen Evelyn Brooking, Executrix 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 Kathleen E. Brooking, Executrix 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**

3/22/2024 • 3/29/2024 • 4/5/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to Sam H. Murphy a/k/a Sam Houston Murphy in the Estate of Richard A. Murphy, who died on February 16, 2024, late resident of 1555 Roosevelt Highway, Prompton, Pennsylvania 18456. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

**JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/22/2024 • 3/29/2024 • 4/5/2024

**ADVERTISEMENT OF
GRANT OF LETTERS**

Estate of Liliias S. Bell a/k/a Lillias S. Bell., deceased (died June 28, 2023) late of Sayre Borough, Pennsylvania, formerly of Honesdale, Pennsylvania.

Notice is hereby given that Letters of Testamentary on the above estate having been granted to the undersigned, who requests all persons indebted to the estate are requested to make payment, and those having claims or demands against the estate to present same without delay to:

Liliias Catharine Vanduzer,
Administrator
c/o Rosannette R. Abrams, Esquire
ABRAMS & AGNELLINO
123 South Keystone Avenue
Sayre, PA 18840

3/15/2024 • 3/22/2024 • 3/29/2024

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Kathleen White a/k/a Kathleen A. White, Executrix of the Estate of Thomas G. White a/k/a Thomas Grant White, late of Wayne County, Waymart, PA 18472, who died on January 22, 2024. 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 White, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/15/2024 • 3/22/2024 • 3/29/2024

ESTATE NOTICE

Estate of Michael Joseph McTiernan
AKA Michael J. McTiernan
Late of Hawley, PA

I, as the administrator, request that all persons having claims against the estate of the decedent make it known to me, and all persons indebted to the decedent make payment to me without delay.

ADMINISTRATOR
Jennifer McTiernan
13 Court Street
New Haven, CT 06511

3/15/2024 • 3/22/2024 • 3/29/2024

ESTATE NOTICE

Estate of Robert W. Stappert
AKA Robert W. Stappert, Sr.
Late of Salem Township
ADMINISTRATOR
Patrice Suzanne Montalto AKA
Patrice S. Montalto
106 S. Nauraushaun Road
Pearl River, NY 10965
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/15/2024 • 3/22/2024 • 3/29/2024

ESTATE NOTICE

Estate of Joseph W. Strasser
AKA Joseph W. Strasser, Sr.
Late of Palmyra Township, Wayne
County
EXECUTOR
Joseph W. Strasser, Jr.
20 Cricket Hill Road
Hawley, PA 18428

ATTORNEY

Ronald M. Bugaj, Esq.
PO Box 390, 308 9th St.
Honesdale, PA 18431

3/15/2024 • 3/22/2024 • 3/29/2024

OTHER NOTICES

NOTICE

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW

No. 2023-00226

Wells Fargo Bank, N.A.

Plaintiff

vs.

Alexander V. Zakharov a/k/a
Alexander Zakharov
Jennifer E. Rosenbaum

Defendant(s)

NOTICE

TO: Alexander V. Zakharov a/k/a
Alexander Zakharov
Jennifer E. Rosenbaum

You are hereby notified that on May 8, 2023, Plaintiff, Wells Fargo Bank, N.A. filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Wayne County Pennsylvania, docket to TERM, No. 2023-00226. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 869

Pinecrest Court, Lake Ariel, PA 18436 whereupon your property would be sold by the Sheriff of Wayne County.

You are hereby notified to plead to the above referenced Complaint on or before 20 day from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. you may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern PA Legal Services, Inc.
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
(570) 253-1031

Powers Kirn, LLC
8 Neshaminy Interplex, Suite 215
Trevose, PA 19053
215-942-2090

3/29/2024

NOTICE

IN RE: ACCOUNT OF
ESTATE OF ELIZABETH
GRAMBS THOMAS
A/K/A LIBBY THOMAS

NO. 37-OCD-2024

NOTICE OF FILING OF
ACCOUNT
AND ISSUANCE OF
DECREE NISI

NOTICE IS HEREBY GIVEN THAT GEORGE R. KORB, EXECUTOR OF THE ESTATE OF ELIZABETH GRAMBS THOMAS ALSO KNOWN AS LIBBY THOMAS, HAS FILED IN THE ORPHAN'S COURT DIVISION, AND PRESENTED FOR CONFIRMATION HIS ACCOUNT OF HIS ADMINISTRATION OF THE ESTATE ON MARCH 6, 2024. THE ORPHANS' COURT (MEAGHER, J.) ISSUED A DECREE NISI ON MARCH 8, 2024 CONFIRMING THE ACCOUNT NISI, SUBJECT TO THE FILING OF OBJECTIONS WITHIN THIRTY (30) 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 EXECUTOR FOR FURTHER PARTICULARS.

DATED MARCH 14, 2024

3/29/2024

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

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

**SHERIFF'S SALE
APRIL 17, 2024**

By virtue of a writ of Execution instituted by: M&T 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 17th day of April, 2024 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 the following described real property situate in the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, to wit: designated as Tract No.

TWO on a map of lands of Charles Dinda, bounded and described as follows, to wit:

BEGINNING at a point in or near the center of Penna. Route 196 from Mount Pocono to Sterling, being also a corner of tract #1, thence along tract #1, South 75 degrees 57 minutes 00 seconds East (at 30.18 feet passing an iron pin) for 454.54 feet to an iron pin in line of lands now or formerly of Charles Bowen thence along lands now or formerly of Charles Bowen, South 47 degrees 20 minutes 50 seconds West for 364.05 feet to a pipe, being also a corner of lands now or formerly of Douglas Smith, thence along lands now or formerly of Douglas smith, North 71 degrees 04 minutes 00 seconds West (at 256.92 feet passing a pipe) for 286.92 feet to a point in or near the center of the above mentioned Penna. Route 196, thence in and along the center of Penna Route 196, North 20 degrees 25 minutes 50 seconds East for 281.59 feet to the point and place of beginning. CONTAINING 2.514 acres. Under and subject to the A.T. &T. and road right of ways as visible on the premises.

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions and conditions of record as found in the Chain of Title.

BEING KNOWN AS: 268 N-SOUTH TURNPIKE ROAD,
NEWFOUNDLAND, PA 18445

PROPERTY ID NUMBER: 08-0-

0372-0039

BEING THE SAME PREMISES WHICH CHARLOTTE LENT, BY HER ATTORNEY IN-FACT, STEVEN R. GUCCINI BY DEED DATED 9/1/1987 AND RECORDED 9/9/1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 471 AT PAGE 1141, GRANTED AND CONVEYED UNTO RICHARD P. WINTERS AND MELISSA M. WINTERS, HUSBAND AND WIFE.

Seized and taken in execution as property of:
Melissa Winters AKA Melissa M Winters 268 North South Turnpike Road NEWFOUNDLAND PA 18445
Richard Winters aka Richard P. Winters 268 Noth-South Turnpike Road NEWFOUNDLAND PA 18445

Execution No. 570-Civil-2023
Amount \$27,998.70 Plus additional costs

February 5, 2024
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.
Danielle DiLeva Esq.

3/22/2024 • 3/29/2024 • 4/5/2024

**SHERIFF'S SALE
APRIL 17, 2024**

By virtue of a writ of Execution instituted by: M & T 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 17th day of April, 2024 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, piece or parcel of land situated, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, more particularly described as Lot No. 685, Section III, in the Indian Rocks Development, as shown on a Subdivision Plan which is recorded in the Office of the Recorder of Deeds of Wayne County in Map Book Volume 17, at Page 40, dated July 27, 1971

BEING KNOWN AS: 25
QUAKING ASPEN LANE, LAKE
ARIEL, PA 18436

PROPERTY ID NUMBER: TAX
MAP NO. 22-0-0006-
0147/CONTROL NO. 053666

BEING THE SAME PREMISES
WHICH STACY D. GANDS BY
DEED DATED 9/4/2020 AND
RECORDED 9/11/2020 IN THE
OFFICE OF THE RECORDER OF
DEEDS IN DEED BOOK 5708 AT
PAGE 301, GRANTED AND
CONVEYED UNTO MARIA
CONCEPCION SAEZ
MIRANDA, NOW DECEASED.

Seized and taken in execution as
property of:

Carlos Ramos Solely in His
Capacity as Heir of Maria
Concepcion Saez Miranda AKA
Maria C. Saez Miranda AKA Maria
C. Saez, Deceased 6317 Eliot
Avenue MIDDLE VILLAGE NY
11379

Jimmy Ramos Solely in His
Capacity as Heir of Maria
Concepcion Saez Miranda aka
Maria C. Saez Miranda aka Maria
C. Saez, Deceased 1052 Deltona

Blvd. DELTONA FL 32725
Unknown Heirs of Maria
Concepcion Miranda aka Marie C.
Saez Miranda aka Maria C. Saez
25 Quaking Aspen Lane
LAKE ARIEL PA 18436

Execution No. 320-Civil-2023
Amount \$143,658.44 Plus
additional costs

February 6, 2024
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

JOHN
REGAN
Licence
AU#003156-L

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

Danielle DiLeva Esq.

3/22/2024 • 3/29/2024 • 4/5/2024

**SHERIFF'S SALE
APRIL 24, 2024**

By virtue of a writ of Execution instituted by: Commonwealth Land Title Insurance Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2024 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,
PIECE OR PARCEL OF LAND
SITUATED, LYING AND BEING
IN THE TOWNSHIP OF
DAMASCUS, COUNTY OF
WAYNE AND
COMMONWEALTH OF
PENNSYLVANIA.

FIRST PARCEL: BEGINNING AT
A STAKE AND STONES
CORNER; THENCE ALONG
LINE OF LAND OF MARSHALL
KEESLER AND N. CONKLIN,
SOUTH 18 CHAINS AND 84
LINKS TO A STAKE AND
STONES CORNER THE SAME
BEING ALSO CORNER OF
LANDS LATE OF OLIVER

PROSSER; THENCE WEST 23
CHAINS AND 95 LINKS TO A
STAKE AND STONES CORNER;
THENCE NORTH 19 CHAINS
AND 15 LINKS TO A STAKE
AND STONES CORNER AND
THENCE ALONG LINE OF
LAND OF MARSHALL
KEESLER, SOUTH 89 DEGREES
EAST 23 CHAINS AND 97
LINKS TO THE PLACE OF
BEGINNING.

CONTAINING 38 7/10 ACRES
BE THE SAME MORE OR LESS.

SECOND PARCEL: BEGINNING
AT THE SOUTHEAST CORNER
OF LOT NO. 1 AND
NORTHEAST CORNER OF LOT
NO. 2 IN THE SUBDIVISION
LINE OF THE "SWEIGERT
LOTS" AND IN THE EAST LINE
OF THE ORIGINAL SURVEY;
THENCE SOUTH 13 CHAINS
AND 85 LINKS TO A CORNER
BETWEEN LOTS NO. 2 AND
NO. 3; THENCE WEST ALONG
THE LINE BETWEEN SAID
LOTS 2 AND 3, ABOUT 58
RODS AND 4 FEET TO A
CORNER; THENCE NORTH 13
CHAINS AND 85 LINKS TO A
CORNER IN THE LINE
BETWEEN LOTS NO. 1 AND
LOT NO. 2; THENCE EAST
ALONG THE LINE BETWEEN
LOTS NO. LAND 2 ABOUT 58
RODS AND 4 FEET TO THE
PLAT OF BEGINNING.

SAID LOT HEREBY
CONVEYED TO CONTAIN
EXACTLY 20 ACRES OF LAND.
A DESCRIPTION OF THE TWO

ABOVE PARCELS IN ACCORDANCE WITH A SURVEY MADE JUNE, 1968, BY JOHN A. BODNAR, IS AS FOLLOWS:

BEGINNING, IN THE SOUTHEASTERN CORNER OF A PARCEL OF LAND THIS DAY CONVEYED BY KENNETH DEIGHTON AND MILDRED DEIGHTON, HIS WIFE, TO JOSEPH CSEJKA, SINGLE, HAROLD NASH & FRIEDA NASH, HIS WIFE, AS JOINT TENANTS, BEING ALSO IN THE CENTER OF TOWNSHIP ROAD NO. 553; THENCE ALONG THE CENTER OF THE SAID TOWNSHIP ROAD NO. 553, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: NORTH 66 DEGREES 35

MINUTES WEST 220 FEET; THENCE NORTH 73 DEGREES WEST 100 FEET; THENCE NORTH 79 DEGREES WEST 120 FEET; THENCE NORTH 80 DEGREES WEST 200 FEET; THENCE NORTH 74 DEGREES 55 MINUTES WEST 200 FEET; THENCE NORTH 70 DEGREES 23 MINUTES WEST 100 FEET; THENCE NORTH 67 DEGREES 25 MINUTES WEST 100 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF GODFREY HADBAFNICK; THENCE NORTH 5 DEGREES 35 MINUTES EAST 810 FEET; THENCE NORTH 83 DEGREES 15 MINUTES WEST 370 FEET; THENCE NORTH 10 DEGREES 39 MINUTES EAST 1,283 FEET TO THE LINE OF LANDS NOW OR FORMERLY OF DONALD

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KRAMER, ET UX, THENCE SOUTH 84 DEGREES 5 MINUTES EAST 1,300 FEET TO A CORNER IN A LINE OF LAND NOW OR FORMERLY OF AINSLEY KEESLER; THENCE ALONG THE SAID KEESLER, SOUTH 5 DEGREES 25 MINUTES WEST 690 FEET TO A CORNER; THENCE SOUTH 85 DEGREES 30 MINUTES WEST 13 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF GEORGE KUEHNEL IN THE CENTER OF A DIRT ROAD; THENCE ALONG THE CENTER OF THE SAID DIRT ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 5 DEGREES 25 MINUTES WEST 567 FEET; THENCE SOUTH 6 DEGREES 5 MINUTES WEST 300 FEET; THENCE SOUTH 5 DEGREES 35 MINUTES WEST 616 FEET; THENCE

SOUTH 43 DEGREES EAST 96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 60 ACRES OF LAND, HE THE SAME MORE OR LESS. EXCEPTING AND RESERVING OUT OF THE ABOVE DESCRIBED LANDS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING IN THE CENTER OF TOWNSHIP ROAD NO. 553 IN THE SOUTHERN LINE OF LANDS NOW OR FORMERLY OF GODFREY HADBAFNICK; THENCE ALONG THE CENTER

OF SAID TOWNSHIP ROAD NO. 553 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 67 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 70 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES EAST 200 FEET; THENCE SOUTH 80 DEGREES EAST 200 FEET; THENCE SOUTH 79 DEGREES EAST 120 FEET TO A CORNER; THENCE NORTH 84 DEGREES 25 MINUTES WEST 700 FEET TO A CORNER; THENCE NORTH 5 DEGREES 35 MINUTES EAST 104 FEET TO THE PLACE OF BEGINNING.

ALSO GRANTING AND CONVEYING TO JOSEPH CSEJKA, SINGLE AND HAROLD NASH & FRIEDA NASH, HIS WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON WITH ALL THE INCIDENTS KNOWN TO JOINT TENANCY AT LAW, INCLUDING THE RIGHT OF SURVIVORSHIP, THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH KENNETH DEIGHTON AND MILDRED DEIGHTON, HIS WIFE, BY DEED DATED AUGUST 3, 1968 AND RECORDED IN WAYNE COUNTY IN DEED BOOK NO. 245 AT PAGE 776, HOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN TOWNSHIP ROAD NO. 553 WHERE THE

SAID TOWNSHIP ROAD INTERSECTS WITH HIGHWAY ROUTE NO. 63100; THENCE ALONG THE SAID TOWNSHIP ROAD, NORTH 66 DEGREES 35 MINUTES WEST 220 FEET TO A CORNER; THENCE NORTH 73 DEGREES WEST 100 FEET TO A CORNER; THENCE SOUTH 84 DEGREES 25 MINUTES EAST 312 FEET TO A CORNER IN THE CENTER OF A DIRT ROAD; THENCE ALONG THE CENTER OF THE SAID DIRT ROAD, SOUTH 43 DEGREES 96 FEE TO THE PLACE OF BEGINNING

Seized and taken in execution as property of:

Robert Cowan 349 Steiner Road
DAMASCUS PA 18415
Benchmark Ventures 349 Steiner
Road DAMASCUS PA 18415

Execution No. 253-Judgment-2023
Amount \$111,295.00 Plus
additional costs

February 7, 2024
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.**

James K. Haney

3/29/2024 • 4/5/2024 • 4/12/2024

**SHERIFF'S SALE
APRIL 24, 2024**

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC, fka Quicken Loans, LLC fka Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2024 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:

FIRST:

ALL THAT CERTAIN lot, piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit

BEGINNING at a point in the center of a township road, said

point being about four hundred sixty feet (460) southeasterly along the road from the original property line of the James Pappas and Helen Pappas, (his wife) property of which this is a part; thence North forty-nine degrees thirty minutes East (N. 49 degrees 30' E.) two hundred (200) feet to an iron pin corner, thence South forty degrees thirty minutes East (S. 40 degrees 30' E.) one hundred (100) feet to an iron pin corner; thence South forty-nine degrees thirty minutes West (S. 49 degrees 30' W.) two hundred (200) feet to a point in the center of said road. Thence along the center of said road North forty degrees thirty minutes west (N. 40 degrees 30' W.) one hundred (100) feet to the place of BEGINNING.

CONTAINING twenty thousand (20,000) square feet.

The above description is in accordance with a survey made by Clarence E. Ferris, Civil Engineer and Licensed Land Surveyor, who was also county surveyor for the County of Wayne.

SECOND:

ALL THAT CERTAIN PIECE OR PARCEL of land, lying, situate and being in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center of Township Road T-392, which spike is about five hundred ninety- three (593) feet from the division line between land now or formerly of Henry McHale and

James Pappas; thence along the center of Route No. T-392 North fifty (50) degrees fifteen (15) minutes East thirty-three and fifteen hundredths (33.15) feet to the corner of land previously conveyed to Frank Ratay by James Pappas (Deed Book No. 195, page 484); thence along said lot North thirty-nine (39) degrees forty-five (45) minutes East two hundred (200) feet to the easternmost corner of said lot; thence thru land of the Grantor, James Pappas, South fifty (50) degrees fifteen (15) minutes East thirty- three and fifteen hundredths (33.15) feet to a pipe and South thirty-nine (39) degrees forty-five (45) minutes West passing a pipe on the side of the road two hundred (200) feet to the point or place of

BEGINNING. CONTAINING within said bounds six thousand six hundred thirty (6,630) square feet of land. Surveyed by M. R. Zimmer, Surveyors, Honesdale, Pennsylvania, December 23, 1971.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 65 Pfeifer Road, Lake Ariel, PA 18436

Tax Parcel: 19-0-0303-0105

Premises Being: 65 PEIFER RD, Lake Ariel, PA 18436

Seized and taken in execution as

property of:
Wilfred T. Merrill 651
Montgomery Glen Dr Apt 318
LANSDALE PA 19446
Wanda L. Merrill 651 Montgomery
Glen Dr Apt 318 LANSDALE PA
19446

Execution No. 402-Civil-2023
Amount \$179,205.50 Plus
additional costs

February 8, 2024
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.**

Carolyn Treglia Esq.

3/29/2024 • 4/5/2024 • 4/12/2024

**SHERIFF'S SALE
APRIL 24, 2024**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2024 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, 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 1033 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
additonal costs

February 8, 2024
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Matthew C. Fallings Esq.

3/29/2024 • 4/5/2024 • 4/12/2024

CIVIL ACTIONS FILED

*FROM MARCH 9, 2024 TO MARCH 15, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

| NUMBER | LITIGANT | DATE/TIME | DESCRIPTION | AMOUNT |
|------------|---|-------------------|----------------------|------------|
| 2005-20968 | DOERRIE MARK RALPH | 3/13/2024 1:48 | SATISFACTION | — |
| 2006-20588 | SCOGNAMIGLIO PATRICK J | 3/13/2024 11:41 | SATISFACTION | — |
| 2006-20588 | SCOGNAMIGLIO NANCY | 3/13/2024 11:41 | SATISFACTION | — |
| 2014-20600 | FEBUS MAGDA | 3/13/2024 1:48 | SATISFACTION | — |
| 2017-20020 | SWAIN ROSEMARIE | 3/13/2024 11:41 | SATISFACTION | — |
| 2017-20828 | SWAIN ROSEMARIE | 3/13/2024 11:41 | SATISFACTION | — |
| 2018-20701 | WEBB JAMES A | 3/13/2024 1:48 | SATISFACTION | — |
| 2020-20395 | SCOGNAMIGLIO PATRICK J | 3/13/2024 11:41 | SATISFACTION | — |
| 2020-20395 | SCOGNAMIGLIO NANCY | 3/13/2024 11:41 | SATISFACTION | — |
| 2020-20744 | SWAIN ROSEMARIE | 3/13/2024 11:41 | SATISFACTION | — |
| 2022-00094 | ORCHARD MILLS INVESTMENT PROPERTIES LLC | 3/14/2024 12:37 | DEFAULT JUDGMENT | 280,000.00 |
| 2022-00094 | UTEGG BRYAN ESTATE OF | 3/14/2024 12:37 | DEFAULT JUDGMENT | 280,000.00 |
| 2022-00094 | INTEGRITY FINANCIAL SERVICES | 3/14/2024 12:37 | DEFAULT JUDGMENT | 280,000.00 |
| 2022-00188 | JANCAREK JEFFREY M | 3/15/2024 11:06 | WRIT OF EXECUTION | 106,257.10 |
| 2022-00213 | DIGREGORIO ROBIN D | 3/15/2024 11:51 | DEFAULT JUDGMENT | 34,176.22 |
| 2022-20334 | GUMBLE JANET A | 3/15/2024 12:15 | SATISFACTION | — |
| 2022-20455 | CRANE JOHN E | 3/13/2024 11:41 | SATISFACTION. | — |
| 2023-00575 | CLINTON PATRICE | 3/11/2024 1:33 | DEFAULT JUDGMENT | 199,154.77 |
| 2023-00632 | GEISLER ALEXANDRIA | 3/11/2024 1:45 | DEFAULT JUDGMENT | 11,693.88 |
| 2023-20010 | CRANE JOHN E | 3/13/2024 11:41 | SATISFACTION | — |
| 2023-20448 | MCCONNELL KAREN L | 3/15/2024 12:26 | SATISFACTION | — |
| 2023-20521 | GERSTEN MICHAEL MOLDAWKSY | 3/15/2024 12:20 | SATISFACTION | — |
| 2023-20536 | KIM PAUL B | 3/13/2024 11:42 | SATISFACTION | — |
| 2023-20600 | PEDRAZA LUIS | 3/15/2024 12:12 | SATISFACTION | 1,391.57 |
| 2023-20600 | PEDRAZA MAUREEN | 3/15/2024 12:12 | SATISFACTION | 1,391.57 |
| 2023-20652 | MENA HAROLD FANA | 3/13/2024 1:48 | SATISFACTION | — |
| 2023-20813 | TILTON MATT | 3/13/2024 11:42 | SATISFACTION | — |
| 2023-20813 | SHEARER WAYNE | 3/13/2024 11:42 | SATISFACTION | — |
| 2023-30094 | KNIGHT JESSIE L A/K/A JESSIE LYNN SCALZITTI | 3/15/2024 11:24 | NON PROS(PA RCP 240) | — |
| 2023-30094 | SCALZITTI JESSIE LYNN A/K/A JESSIE LYNN KNIGHT | 3/15/2024 11:24 | NON PROS(PA Rep 240) | — |
| 2024-20079 | PIZZARELLI EVELYN Y | 3/13/2024 11:42 | SATISFACTION | — |
| 2024-20187 | LANDMESSER B | 3/11/2024 3:05 | FEDERAL TAX LIEN | 105,735.25 |
| 2024-20187 | LANDMESSER C CAVAGE | 3/11/2024 3:05 | FEDERAL TAX LIEN | 105,735.25 |
| 2024-20187 | CAVAGE C LANDMESSER | 3/11/2024 3:05 | FEDERAL TAX LIEN | 105,735.25 |
| 2024-20188 | WOODIN STACEY L | 3/12/2024 12:17 | FEDERAL TAX LIEN | 33,759.69 |
| 2024-20189 | JEFFREY A DAROJA INC | 3/15/2024 12:06 | TAX LIEN | 836.36 |
| 2024-30068 | RAKE CRYSTAL | P 3/15/2024 11:24 | NON PROS(PA RCP 240) | — |

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

| | | | | | |
|------------|-------------------------------|---|-----------------|---------------|----------|
| 2024-40018 | BOANDL KIMBERLEE N OWNER | P | 3/14/2024 12:06 | STIP VS LIENS | — |
| 2024-40018 | O'CONNOR EDWARD R OWNER | P | 3/14/2024 12:06 | STIP VS LIENS | — |
| 2024-40018 | OCONNOR EDWARD R OWNER | P | 3/14/2024 12:06 | STIP VS LIENS | — |
| 2024-40018 | ROBINSON WILLIAM | | 3/14/2024 12:06 | STIP VS LIENS | — |
| | CONTACTOR | | | | |
| 2024-40018 | ROBINSON CONSTRUCTION GENERAL | | 3/14/2024 12:06 | STIP VS LIENS | — |
| | CONTRACTOR T/D/B/A CONTRACTOR | | | | |
| 2024-40019 | OLSHEFSKI ROBERT P OWNER | P | 3/14/2024 1:03 | STIP VS LIENS | — |
| 2024-40019 | OLSHEFSKI MICHELLE L OWNER | P | 3/14/2024 1:03 | STIP VS LIENS | — |
| 2024-40019 | JEREMY EDWARDS CONSTRUCTION | | 3/14/2024 1:03 | STIP VS LIENS | — |
| | INC CONTRACTOR | | | | |
| 2024-90039 | BARDZILOUSKAS ANTHONY ESTATE | | 3/11/2024 8:45 | ESTATE CLAIM | 1,533.11 |

APPEAL DJ JUDGMENT

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-------------------|-----------|-----------|--------|
| 2024-00116 | DIAPOULIS DIMITRI | PLAINTIFF | 3/13/2024 | — |
| 2024-00116 | D ELIA JOSEPH | DEFENDANT | 3/13/2024 | — |

CONTRACT — DEBT COLLECTION: CREDIT CARD

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|-----------------------------|-----------|-----------|--------|
| 2024-00107 | CITIBANK N A | PLAINTIFF | 3/11/2024 | — |
| 2024-00107 | SANTO JUNE | DEFENDANT | 3/11/2024 | — |
| 2024-00108 | CITIBANK N A | PLAINTIFF | 3/11/2024 | — |
| 2024-00108 | SANTO JUNE | DEFENDANT | 3/11/2024 | — |
| 2024-00109 | CITIBANK N A | PLAINTIFF | 3/11/2024 | — |
| 2024-00109 | SWANSON DENNIS | DEFENDANT | 3/11/2024 | — |
| 2024-00110 | JPMORGAN CHASE BANK N A | PLAINTIFF | 3/11/2024 | — |
| 2024-00110 | SPOOR LEONARD N | DEFENDANT | 3/11/2024 | — |
| 2024-00111 | DISCOVER BANK | PLAINTIFF | 3/12/2024 | — |
| 2024-00111 | OHREN BRIAN | DEFENDANT | 3/12/2024 | — |
| 2024-00112 | DISCOVER BANK | PLAINTIFF | 3/12/2024 | — |
| 2024-00112 | LONDO NICHOLE A | DEFENDANT | 3/12/2024 | — |
| 2024-00113 | DISCOVER BANK | PLAINTIFF | 3/12/2024 | — |
| 2024-00113 | POTTER BRAD W | DEFENDANT | 3/12/2024 | — |
| 2024-00114 | DISCOVER BANK | PLAINTIFF | 3/12/2024 | — |
| 2024-00114 | ROBBINS DAKOTA J | DEFENDANT | 3/12/2024 | — |
| 2024-00118 | SPRING OAKS CAPITAL SPV LLC | PLAINTIFF | 3/14/2024 | — |
| 2024-00118 | FITZPATRICK LINDA | DEFENDANT | 3/14/2024 | — |

CONTRACT — DEBT COLLECTION: OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--------------------------------|-----------|-----------|--------|
| 2024-00106 | CKS PRIME INVESTMENTS LLC | PLAINTIFF | 3/11/2024 | — |
| 2024-00106 | DALE EDWARD R | DEFENDANT | 3/11/2024 | — |
| 2024-00115 | ZURICH AMERICAN INSURANCE | PLAINTIFF | 3/13/2024 | — |
| | COMPANY OF ILLINOIS | | | |
| 2024-00115 | SETTLERS HOSPITALITY GROUP LLC | DEFENDANT | 3/13/2024 | — |

MISCELLANEOUS — OTHER

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---|-----------|-----------|--------|
| 2024-00119 | ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC | PLAINTIFF | 3/14/2024 | — |
| 2024-00119 | CRUZ REYNALDO ALGARIN | DEFENDANT | 3/14/2024 | — |

REAL PROPERTY — EJECTMENT

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|---------------------------------------|-----------|-----------|--------|
| 2024-00117 | DYSON JAMES D | PLAINTIFF | 3/14/2024 | — |
| 2024-00117 | RAFFAELE ANTHONY | DEFENDANT | 3/14/2024 | — |
| 2024-00120 | FEDERAL HOM LOAN MORTGAGE CORPORATION | PLAINTIFF | 3/14/2024 | — |
| 2024-00120 | DOE JOHN AND/OR | DEFENDANT | 3/14/2024 | — |
| 2024-00120 | TENANTS/OCCUPANTS | DEFENDANT | 3/14/2024 | — |

TORT — MOTOR VEHICLE

| CASE NO. | INDEXED PARTY | TYPE | DATE | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2024-00121 | SELECTIVE INSURANCE COMPANY OF SOUTH CAROLINA AS SUBROGEE OF | PLAINTIFF | 3/15/2024 | — |
| 2024-00121 | KENNY'S RESTAURANT INC | PLAINTIFF | 3/15/2024 | — |
| 2024-00121 | STRACKBEIN JAMES | DEFENDANT | 3/15/2024 | — |
| 2024-00121 | STRACKBEIN JACK ? | DEFENDANT | 3/15/2024 | — |



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MORTGAGES AND DEEDS

*RECORDED FROM MARCH 18, 2024 TO MARCH 22, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

| | |
|--|---|
| Information: 328,932.00 Mortgagor: STITES, MELISSA C | Consideration: \$328,932.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - UNITED WHOLESALE MORTGAGE |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality OREGON TOWNSHIP |
| Information: 175,000.00 Mortgagor: BROOKS, CAROL | Consideration: \$175,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE |
| 2 - KLEIN, RICHARD Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality LAKE TOWNSHIP |
| Information: 23,803.21 Mortgagor: MITSCHELE, ERIC Locations: C -Map -Blk-Lot-unit 1 - N/A | Consideration: \$23,803.21 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality PALMYRA TOWNSHIP |
| Information: 250,000.00 Mortgagor: JAY SHREE AMBE REVOCABLE TRUST 2 - PATEL, ARUNABEN TR | Consideration: \$250,000.00 Mortgagee: KELG REAL ESTATE 2 - K E L G REAL ESTATE |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality WAYMART BOROUGH |
| Information: 162,011.00 Mortgagor: ROMANO, MARISA | Consideration: \$162,011.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - NOVUS HOME MORTGAGE |
| 2 - ROMANO, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality PAUPACK TOWNSHIP |
| Information: 6,000.00 Mortgagor: ROMANO, MARISA 2 - ROMANO, JOHN | Consideration: \$6,000.00 Mortgagee: PA HOUSING FINANCE AGENCY |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality PAUPACK TOWNSHIP |
| Information: 360,000.00 Mortgagor: KROPTAVICH, KYLE W AKA 2 - KROPTAVICH, KYLE WILLIAM AKA | Consideration: \$360,000.00 Mortgagee: COMMUNITY BANK |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality SALEM TOWNSHIP |
| Information: 75,000.00 Mortgagor: HENDERSON, JACQUELINE ANN Locations: C -Map -Blk-Lot-unit 1 - N/A | Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SCOTT TOWNSHIP |
| Information: 100,000.00 Mortgagor: EVANS, JASON P 2 - FLANAGANEVANS, TARA 3 - EVANS, TARA FLANAGAN | Consideration: \$100,000.00 Mortgagee: DISCOVER BANK |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality BETHANY BOROUGH |

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

| | |
|--|--|
| Information: 240,000.00 Mortgagor: JOSEPH, RACHAEL 2 - QUINN, SHAWN | Consideration: \$240,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - GUARDHILL FINANCIAL LLC 3 - GUARDHILL FINANCIAL L L C |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality DAMASCUS TOWNSHIP |
| Information: 105,000.00 Mortgagor: SEANA, THOMAS M 2 - SEANA, JANET AKA 3 - SEANA, JANET M AKA | Consideration: \$105,000.00 Mortgagee: PSECU 2 - P S E C U |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality CLINTON TOWNSHIP 2 |
| Information: 10,000.00 Mortgagor: FIORELLI, TARA M 2 - FIORELLI, JOHN PHILIP AKA 3 - FIORELLI, JOHN P AKA | Consideration: \$10,000.00 Mortgagee: PSECU 2 - P S E C U |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality CHERRY RIDGE TOWNSHIP |
| Information: 243,000.00 Mortgagor: MAI NATO , DAISY 2 - GRANDA, SEGUNDO A MAINATO | Consideration: \$243,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC 3 - AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY L L C |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality LAKE TOWNSHIP |
| Information: 2,000,000.00 Mortgagor: RUTLEDGE UNLIMITED Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$2,000,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP |
| Information: 212,000.00 Mortgagor: DONEY, CHRISTOPHER A | Consideration: \$212,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - SUMMIT MORTGAGE CORPORATION |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality DAMASCUS TOWNSHIP |
| Information: 50,000.00 Mortgagor: NET FEDERAL CREDIT UNION 2 - N E T FEDERAL CREDIT UNION | Consideration: \$50,000.00 Mortgagee: BOOTS, TIMOTHY |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality CLINTON TOWNSHIP 1 |
| Information: 339,000.00 Mortgagor: BLACK, BRIAN | Consideration: \$339,000.00 Mortgagee: FINANCE OF AMERICA REVERSE LLC 2 FINANCE OF AMERICA REVERSE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality LAKE TOWNSHIP |
| Information: 339,000.00 Mortgagor: BLACK, BRIAN Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$339,000.00 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality LAKE TOWNSHIP |
| Information: 200,000.00 Mortgagor: BRAHM, DAVID 2 - HERNICANE, ERIC | Consideration: \$200,000.00 Mortgagee: TOMO MORTGAGE 2 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 3 - TOM O MORTGAGE |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality PAUPACK TOWNSHIP |

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| Information: 16,178.46 Mortgagor: HOFMANN, JARED Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$16,178.46 Mortgagee: VETERANS AFFAIRS Municipality PAUPACK TOWNSHIP |
| Information: 25,000.00 Mortgagor: SANCHEZ, ALBERTO 2 - SANCHEZ, MARIA E Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$25,000.00 Mortgagee: THIRD FEDERAL SAVINGS & LOAN ASSOCIATION Municipality LAKE TOWNSHIP |
| Information: 300,000.00 Mortgagor: LASKOWSKI, DONALD F 2 - LASKOWSKI, GAIL L Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$300,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality STERLING TOWNSHIP |
| Information: 360,000.00 Mortgagor: CHRISTOPHER LAKE HOUSE LLC 2 - CHRISTOPHER LAKE HOUSE L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$360,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP |
| Information: 171,830.00 Mortgagor: WARFIELD, KEVIN A Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$171,830.00 Mortgagee: SUMMIT MORTGAGE CORPORATION Municipality LAKE TOWNSHIP |
| Information: 8,750.00 Mortgagor: WARFIELD, KEVIN A Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$8,750.00 Mortgagee: PA HOUSING FINANCE AGENCY Municipality LAKE TOWNSHIP |
| Information: 5,957.97 Mortgagor: HUBBARD, PETER T 2 - HUBBARD, ERIN C Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$5,957.97 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality TEXAS TOWNSHIP 1 & 2 |
| Information: 38,885.09 Mortgagor: WILBURN, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$38,885.09 Mortgagee: TWENTY FIRST MORTGAGE CORPORATION Municipality LEHIGH TOWNSHIP |

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| Information: LOT A Grantor: KILHULLEN, CHAD D 2 - KILHULLEN, TRACY L Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$335,000.00 Grantee: STITES, MELISSA C Municipality OREGON TOWNSHIP |
| Information: LOT 4 Grantor: FUNK, ALICE Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: FUNK, ALICE 2 - FUNK, THOMAS Municipality LAKE TOWNSHIP |
| Information: Grantor: BORKOWSKI, STEVEN CHARLES Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$10,000.00 Grantee: LINDNER, STEVEN ROBERT Municipality PAUPACK TOWNSHIP |
| Information: Grantor: GOMEZ, JULIAN 2 - GOMEZ, WANDA Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$10,000.00 Grantee: RODRIGUEZ, ESTEVINSON Municipality MANCHESTER TOWNSHIP |

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| Information: LOT 3501 Grantor: LAMBDIN, RAYMOND 2 - LAMBDIN, MARIE L Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$275,000.00 Grantee: BROOKS, CAROL 2 - KLEIN, RICHARD Municipality LAKE TOWNSHIP |
| Information: Grantor: KELG REAL ESTATE 2 - K E L G REAL ESTATE Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$350,000.00 Grantee: JAY SHREE AMBE REVOCABLE TRUST Municipality WAYMART BOROUGH |
| Information: Grantor: LEET, RICHARD W 2 - LEET, TANYA T Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$27,000.00 Grantee: KIM, PATRICIA 2 - VACIRCA, CHRISTOPHER Municipality PRESTON TOWNSHIP |
| Information: Grantor: SEIFERT, DALE A 2 - SEIFERT, JANET E Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$69,900.00 Grantee: GRIECO, PAULA 2 - GRIECO, DILLMAN 3 - GRAYDON, ROOD Municipality DREHER TOWNSHIP |
| Information: Grantor: BIVIANO, CHRISTIE F SR Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$165,000.00 Grantee: ROMANO, JOHN 2 - ROMANO, MARISA Municipality PAUPACK TOWNSHIP |
| Information: Grantor: ROGARI, LOIS Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$320,000.00 Grantee: GADOURY, MICHELLE Municipality LEBANON TOWNSHIP |
| Information: Grantor: HOWLEY, MARY M TR 2 - MARY M HOWLEY REVOCABLE TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: LAKE HENRY VENTURES Municipality LAKE TOWNSHIP |
| Information: LOT 6 Grantor: GLASSMAN, SANDRA EILEEN AKA 2 - GLASSMAN, EILEEN 5 AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: GLASSMAN, DOUGLAS M Municipality DYBERRY TOWNSHIP |
| Information: Grantor: PEREZ, LINCOLN I 2 - MILLER, MICHAEL E Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$382,000.00 Grantee: JOSEPH, RACHAEL 2 - QUINN, SHAWN Municipality DAMASCUS TOWNSHIP |
| Information: Grantor: POLLACK, DAVID J Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: KHOURY, GLENN Municipality HONESDALE BOROUGH |
| Information: LOT 8 Grantor: TAGLIAVIA, CARMINE Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: TOMASI, JOHN Municipality STERLING TOWNSHIP |
| Information: LOT 11 Grantor: TAGLIAVIA, CARMINE Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: GAMBALE, CHRISTOPHER Municipality STERLING TOWNSHIP |

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| Information: LOT 295 Grantor: TAVOLINE, ANNE 2 - TAVOLINE, SCOTT 3 - GENTILE, RENE Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: TAVOLINE, ANNE 2 - GENTILE, RENE Municipality PAUPACK TOWNSHIP |
| Information: LOT 3622 Grantor: HITCHENS, JOSEPH M 2 - HITCHENS, BETTIANNE 3 - HITCHENS, MICHAEL C Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$270,011.00 Grantee: MAINATO, DAISY 2 - GRANDA, SEGUNDO A MAINATO Municipality LAKE TOWNSHIP |
| Information: Grantor: DUL, CHRISTOPHER TR AKA 2 - DUL, CHRISTOPHER J TR AKA 3 - CHRISTOPHER J DUL LIVING TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: DUL, CHRISTOPHER Municipality PAUPACK TOWNSHIP |
| Information: Grantor: DUL, CHRISTOPHER AKA 2 - DUL, CHRISTOPHER J AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: DUL, CHRISTOPHER J B Municipality PAUPACK TOWNSHIP |
| Information: Grantor: KOENIG, HARTWIG Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$120,000.00 Grantee: KORDISCH, ROBERT 2 - KORDISCH, KYLE Municipality CHERRY RIDGE TOWNSHIP |
| Information: LOT 4 Grantor: DONEY, CHRISTOPHER A 2 - ADAMS, JACQUELINE M Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: DONEY, CHRISTOPHER A Municipality DAMASCUS TOWNSHIP |
| Information: LOT 826 Grantor: MOHER, KEVIN P 2 - MOHER, KIMBERLY K Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$27,000.00 Grantee: CROSS, SHANNON 2 - CROSS, ALANA Municipality PAUPACK TOWNSHIP |
| Information: Grantor: BLACK, BRIAN Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: BLACK, BRIAN Municipality LAKE TOWNSHIP |
| Information: Grantor: AUTHENTIC AMERICAN HOMES Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$17,500.00 Grantee: CRUVERPLAZA, JENNIFER M 2 - PLAZA, JENNIFER M CRUVER 3 - PLAZA, JEROME J Municipality PAUPACK TOWNSHIP |
| Information: LOT 66 Grantor: HAESCHE, ERICH 2 - HAESCHE, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$65,000.00 Grantee: SHOOK, JAMES Municipality PALMYRA TOWNSHIP |
| Information: Grantor: HEIM, GILBERT T Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$215,000.00 Grantee: HUSSON, COLEEN Municipality PAUPACK TOWNSHIP |

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| Information: LOT ILE42 Grantor: PSALTIS, GEORGE 2 - BROWNEPSALTIS, KAREN 3 - PSALTIS, KAREN BROWNE | Consideration: \$250,000.00 Grantee: BRAHM, DAVID 2 - HERNCANE, ERIC |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality PAUPACK TOWNSHIP |
| Information: LOT 2R Grantor: SAAM, MARIANNE Locations: C -Map -Blk-Lot-unit 1 - N/A | Consideration: \$1.00 Grantee: SAAM, MARK Municipality MOUNT PLEASANT TOWNSHIP |
| Information: Grantor: EISELE, JANET B 2 - EISELE, KURT AKA 3 - EISELE, KURT W AKA | Consideration: \$190,000.00 Grantee: MERRILL, EDWARD CHARLES |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality HAWLEY BOROUGH |
| Information: Grantor: FUTTERMAN, GEORGE Locations: C -Map -Blk-Lot-unit 1 - N/A | Consideration: \$295,000.00 Grantee: DUARTE, DANIEL Municipality DREHER TOWNSHIP |
| Information: Grantor: GUMBLE, TODD C EXR 2 - GUMBLE, CHARLES REST | Consideration: \$1.00 Grantee: MILLER, GWEN GUMBLE 2 - EHASZ, LORI GUMBLE 3 - GUMBLE, TODD C |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality PALMYRA TOWNSHIP |
| Information: LOT 112 Grantor: WALLACE, ANDREA M Locations: C -Map -Blk-Lot-unit 1 - N/A | Consideration: \$10.00 Grantee: WALLACE, THOMAS C Municipality LEHIGH TOWNSHIP |
| Information: Grantor: CRIBBS, DONALD D 2 - CRIBBS, JUDITH A | Consideration: \$1.00 Grantee: CASPER, PATRICK W 2 - CASPER, MELANIE J |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality MOUNT PLEASANT TOWNSHIP |
| Information: Grantor: TKALENKO, ALEXANDER 2 - TKALENKO, OKSANA 3 - NEDDOZHDIY, OKSANA | Consideration: \$1.00 Grantee: TKALENKO, ALEXANDER 2 - TKALENKO, OKSANA 3 - GIRENKO, VYACHESLAV |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality LEHIGH TOWNSHIP |
| Information: PRESTON TOWNSHIP & BUCKINGHAM TOWNSHIP Grantor: DOBRZYNSKI, LEONARD | Consideration: \$227,000.00 Grantee: JLBG LIVING TRUST 2 - J L B G LIVING TRUST 3 - GLUKHOVSKIY, BORIS TR 4 - LITVINA, JULIA TR |
| Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A | Municipality PRESTON TOWNSHIP BUCKINGHAM TOWNSHIP |
| Information: Grantor: ALBANO, MICHAEL ADM 2 - ALBANO, CHRISTINE ADM 3 - ALBANO, JACK A EST AKA 4 - ALBANO, JACK EST AKA | Consideration: \$175,000.00 Grantee: WARFIELD, KEVIN A |
| Locations: C -Map -Blk-Lot-unit 1 - N/A | Municipality LAKE TOWNSHIP |
| Information: LOT 2 Grantor: SHAFFER, BLAINE Locations: C -Map -Blk-Lot-unit 1 - N/A | Consideration: \$1.00 Grantee: SHAFFER, BLAINE Municipality SALEM TOWNSHIP |

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| Information: LOT 1 Grantor: SHAFFER, BLAINE Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: SHAFFER, BLAINE Municipality SALEM TOWNSHIP |
| Information: LOT 2 Grantor: HEERY, JAMES A 2 - HEERY, PATRICIA A 3 - RENEHAN, THOMAS S 4 - RENEHAN, BETH L Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$12,052.00 Grantee: RENEHAN, THOMAS S 2 - RENEHAN, BETH L Municipality MANCHESTER TOWNSHIP |
| Information: LOT 1 Grantor: HEERY, JAMES A 2 - HEERY, PATRICIA A 3 - RENEHAN, THOMAS S 4 - RENEHAN, BETH L Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: HEERY, JAMES A 2 - HEERY, PATRICIA A Municipality MANCHESTER TOWNSHIP |
| Information: Grantor: BOGGS, DARLENE 2 - BURRIER, RITA 3 - GREEN, RITA 4 - BURRIER, DONALD JR Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$180,000.00 Grantee: NRG REALTY HOLDINGS 2 - N R G REALTY HOLDINGS Municipality WAYMART BOROUGH |
| Information: LOT 545 Grantor: ESPINOLA, JOHANN Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: HICKEY, DANIEL P Municipality MANCHESTER TOWNSHIP |
| Information: LOT 34LAR Grantor: BALAS, JARED 2 - BALAS, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: BALAS, JARED 2 - BALAS, JENNIFER Municipality PAUPACK TOWNSHIP |
| Information: Grantor: MARTIN, ROBERT O JR Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$9,000.00 Grantee: HOLL, LOGAN Municipality HONESDALE BOROUGH |
| Information: LOT D Grantor: LENZE, GEORGE ALBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$185,000.00 Grantee: KLAVANS, DENNIS 2 - KLAVANS, CARA Municipality OREGON TOWNSHIP |
| Information: Grantor: AFFLERBACH, ERIC M 2 - MINZOLA, TERESA A Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$1.00 Grantee: MOYER, JERRY MACK III 2 - MOYER, LAUREN Municipality LAKE TOWNSHIP |
| Information: LOT 2133 Grantor: ERRIGO, ADRIENNE M Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$332,000.00 Grantee: TWO ONE THREE THREE GRANDVIEW DR LLC 2 - TWO ONE THREE THREE GRANDVIEW DR L L C Municipality LAKE TOWNSHIP |
| Information: Grantor: GRAHAM, ROBERT 2 - GRAHAM, ROBERTA Locations: C -Map -Blk-Lot-unit 1 - N/-A | Consideration: \$48,000.00 Grantee: WILBURN, LAURA Municipality LEHIGH TOWNSHIP |

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| Information: Grantor: COUGHLIN, KEVIN BY SHERIFF | Consideration: \$1,923.45 Grantee: MCLP ASSET COMPANY INC 2 - M C L P ASSET COMPANY INC |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality SALEM TOWNSHIP |
| Information: Grantor: WALDER, DIANE E BY SHERIFF 2 - ERCK, JOHN G JR BY SHERIFF | Consideration: \$1,541.68 Grantee: ALLIED FIRST BANK |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality LEHIGH TOWNSHIP |
| Information: LOT A Grantor: OLSEN, JOHN STANLEY | Consideration: \$1.00 Grantee: OLSEN, JOHN STANLEY |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality BUCKINGHAM TOWNSHIP |
| Information: LOT 9 A Grantor: BRAIDA, SERGE | Consideration: \$35,000.00 Grantee: WARFIELD, KEVIN L 2 - WARFIELD, JULIE ANN |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality LAKE TOWNSHIP |
| Information: LOT 3 Grantor: PRUSSIA, JOHN E 2 - PRUSSIA, LUCINDA L | Consideration: \$1.00 Grantee: KNAZ, DONALD JOSEPH 2 - STOLLE, MARY ANN |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality LAKE TOWNSHIP |
| Information: LOT 2 Grantor: KNAZ, DONALD JOSEPH 2 - STOLLE, MARY ANN | Consideration: \$1.00 Grantee: PRUSSIA, JOHN E 2 - PRUSSIA, LUCINDA L |
| Locations: C -Map -Blk-Lot-unit 1 - N/-A | Municipality LAKE TOWNSHIP |

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

April 1, 2024–April 5, 2024

Monday, April 1, 2024

11:00 AM
In Re: H.W. 83-2020- OCD
Hearing
Cieslik/Henry

Tuesday, April 2, 2024

8:45 AM
Swingle v. Swingle 219-2019-DR
Custody Hearing
Bugaj/Farrell/McCambridge

Wednesday, April 3, 2024

8:45 AM
Viohl v. Siegfried 411-2022-DR
Primary Custody Hearing
Pro Se/ Pro Se

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Serio v. Serio 318-2021-DR
Motion to Compel
Santomaruo/J.Ellis

Thursday, April 4, 2024

9:00 AM – 10:00 AM
Commonwealth Matters
Sentencing 246-2023-CR Troiano, Daniel Martin II
Sentencing 309-2023-CR Glatz, Stephen Farrell
Sentencing 342-2021-CR Terranova, Allison Burlein
Sentencing 385-2023-CR Diaz, Shawn Farrell
Sentencing 189-2023-CR Ashford, Alexandria Burlein
Sentencing 251&252-2023-CR Frick, Larry Collins
Sentencing 355-2023-CR Russell, Cody Farrell
Parole Violation 141-2023-CR Elliott, Jared Rogan
Sentencing 65,94&128-2023-CR Young, Patrick Moulton
Sentencing 13-2023-CR Korman, Allison Burlein

BW Returns and GP 116-2023-CR; 143-2023-CR; 233-2023-CR Kobetitsch,
Christine Campbell
Sentencing 350-2023-CR Owens, Kathleen Collins

11:00 AM
Summary Appeal
1-2024-SA Carnegie, Samuel
8-17-2024-SA Garguilo, Jennifer
19-2024-SA Melofchik, Blaise

1:00 PM
Call of the List
280-2023-CR Aburumeileh, Ziad
313-2023-CR Alvarez, Daina
35-2024-CR Austin, John
373-2023-CR Baez, Donna
393-2023-CR Bardi, Joseph
114-2023-CR Barillo, Ronald
45-2024-CR Battaglia, James
33-2024-CR Blair, Rollin
228-2023-CR; 47-2024-CR Bolstridge, Stephen
5-2024-CR Capo, Armando
10-2024-CR Carroll, David
46-2024-CR Ciaccio, Robert
359-2023-CR Daly, Daniel
36-2024-CR Davis, Donelle
329-2023-CR Delp, Ronald
26-2024-CR Dolecek, Eric
39-2024-CR Drake, Gary
32-2024-CR Dupree, Dominique
43-2024-CR Emeigh, Kenny
4-2024-CR Fisch, Thomas
38-2024-CR Grandy, Anthony
353-2023-CR High, Jaden
325-2023-Cr Hunt, Robert
208-2023-CR Johnson, Daniel
336-2023-CR Kane, Robert
48-2024-CR Kemery, Daniel
44-2024-CR Kidd, Troy
179-2023-CR Kille, Alex
351-2023-CR; 352-2023-CR Knapp-Lyons, Tammy
34-2024-CR Knapp, Laurie
29-2023-CR Kristoferson, Edward
31-2024-CR Lawler, Leo
22-2024-CR Lord, Austin
7-2024-CR Manta, Theodore
220-2023-CR Martinezbeltre, Eimy
75-2024-CR Mathews, Devis
335-2023-CR Mitschele, Ryan
330-2023-CR Mohring, Shawn
41-2024; 42-2024-CR Neiger, Kelsey
12-2024-CR O'Brien, Daniel
275-2023-CR Palmieri Frances
341-2022-CR Perricone, Robert
16-2024-CR Pinand, Cassie

225-2023-CR Price, Dylan
147-2023-CR Pontius, Joshua
381-2023-CR Pysner, Carly
363-2023-CR Ramos-Lopez, Roberts
24-2024-CR Roberts, Christian
332-2023-CR Sanchez, Eric
136&137-2023-CR Santana, Tanya
21-2024-CR Shawlinski, Frederick
25-2024-CR Sheehy, Robin
37-2024-CR Taylor, Martin
302-2023-CR Toms, Jacob
11-2024-CR Vanorden, Charles
17-2024-CR Weinz, Charann
345-2023-CR Westgate, William
15-2024-CR Wilkisson, Timothy

Friday, April 5, 2024

8:45 AM
Saylor v. Saylor & Dexheimer 45-2024-DR
Pre Trial
Farley/Martin II/ Pro Se

9:00 AM
PFA
15-2024-DR Ashton v. Jarmolinski Thomas/Weed
183-2023-DR Muir v. Runne Thomas/T.Farley
114-2024-DR Bass v. Yates

10:00 AM – 10:30 AM
Rule to Dismiss
487-2019-DR Rapp v. Rapp Bugaj/Martin
8-2021-DR Bilsky v. Bilsky Ossont/Campolieto/Turlip
484-2021-DR Haas v. Little Pro Se/ Pro se
486-2021-DR McFarlane v. Desir Pro Se/ Pro Se
556-2021-DR Lyman v. Lyman Pro Se/ Pro Se
10-2022-DR Racht v. Racht Pro Se/ Pro se
11-2022-DR (DV Only) Figueroa v. Villafane Ellis/Henry
173-2021-DR Christensen v. Christensen Pro Se/Weed
39-2022-DR Karagoz v. Karagoz Farley/Pro Se
249-2020-DR Hunter v. Hunter Pro Se/Pro Se
82-2022-DR Trutt v. Trutt Lalley/Pro Se

10:30 AM
Boltz v. Lasco 491-2020-DR
Special Relief
Farrell/Pierangeli

11:30 AM
Young v. Matthys 103-2023-DR
Contempt
Martin/Pro Se

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

April 1, 2024–April 5, 2024

Monday, April 1, 2024

9:30 AM
IN re: M.M. 29-2023-AD
Adoption Hearing
Rechner

10:00 AM
In Re: C.H. 178-2023-OCD
Appointment of Guardian of Person and Estate
Michelin/Martin Sr.

11:00 AM
Higgins-Lee/Lewicki v. Woodland Hills 19-2022-OCD
Argument on Motion for Summary Judgment and Petitions' Partial Motion for
Summary Judgment
Bugaj/Gonor/McNulty

1:30 PM
In Re: T.K. 1-2015-JV
Placement Review Hearing
DA/Burlein

Tuesday, April 2, 2024

Dependency
9:00 Permanency Review 31-2020-DP B.S.
Anderson/Henry/Tresky; Burlein
9:30 Permanency Review 31-2022-DP M.M.
Anderson/Collins/Henry
1:00 Goal Change 32&33-2022-DP A.B. & L. B.
Anderson/Collins/Zimmerman/Martin II

Wednesday, April 3, 2024

9:00 AM
Return Day
Argument on Summary Judgment 89-2023-CV U.S. Bank v. Pugh
Nalbandian/Gasper
Argument on Motion for Summary Judgment 89-2023-CV US Bank v. Pugh
Nalbandian/Gaspar
Argument on Motion for Summary Judgment 259-2023-CV Us Bank v. Filer
Manis/Gretz
Argument on Motion for Partial Judgment on the pleadings 581-2023-CV
Kastler v. Pocono Mountains Zimmer/Stieh/Benedict

10:00 AM
In Re: D. Mazarella 30-2023-AD
Petition to Confirm Consent
Rechner

11:00 AM
In Re: J.M. 7-2024-JV; 23-2023-JV; 8-2024-JV
Contested Adjudicatory Hearing(7-2024); Dispositional review (23-2023);
Delinquency & Disposition (8-2024)
DA/Weed

1:30 PM
Lehigh Twp v Ram 236-2023-cv; 237-2023-cv
NJ trial
Magnotta/Rothenberg

Thursday, April 4, 2024

9:00 AM
Ircha v. WC Assessment 574-2023-CV
Tax Assessment Appeal

1:00 PM
Commonwealth v. Nathan Barford 52-2024-CR
Call of the List
DA/K. Martin

1:30 PM
In Re: A.C.O 147-2023-OCD
Petition for Appointment of Guardian
Martin/Bugaj

Friday, April 5, 2024

9:00 AM
In Re: K.M. 10-2023-AD
Status Conference
Campbell/J.Ellis

9:30 AM
In Re: K.Goldman 1-2024-JV
Contested Finding of fact
DA/Moulton

11:00 AM
In Re: W.O. 15-2024-OCD
Appointment of Guardian
T.Farley/Rechner

1:30 PM
In Re: M.R. 14-2023-JV
Contested Finding of Fact
DA/Burlein

ARBITRATION ROOM CALENDAR

April 1, 2024–April 5, 2024

Tuesday, April 2, 2024

9:30 AM
Jones v. Jones 206-2020-DR
Divorce Hearing
Rechner/Zimmer

Wednesday, April 3, 2024

8:45 AM
Viohl v. Siegfried 411-2022-DR
Primary Custody Hearing
Pro Se/ Pro Se

Friday, April 5, 2024

9:00 AM
Mallaber v. Haskins 50-2024-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

9:30 AM
Young v. Hendrickson 72-2024-DR
Conciliation Conference (Karam)
Mulligan/pro Se

9:30 AM – 4:00 PM
Meyer v. Meyer 614-2021-DR
Divorce Hearing (Zimmerman)
Cali/Campbell

10:00 AM
Holmes v. Pitts 529-2020-DR
Conciliation conference (Karam)
Pro Se/ Pro Se

10:30 AM
Haney v. Haney 77-2024-DR
Conciliation Conference (Karam)

11:00 AM
Middleton v. Boyd & Zabolski
Custody Conciliation (Karam)

11:30 AM
Schuman v. Schuman 187-2016-DR
Conciliation Conference (Karam)
Clause

1:00 PM
Young v. Mathtys 103-2023-DR
Conciliation Conference (Karam)
Martin/Pro Se

1:30 PM
Piotrowski v. Thompson 347-2022-DR
Conciliation Conference (Karam)

2:00 PM
Ashton v. Jarmolinski 33-2024-DR
Conciliation Conference (Karam)
Thomas/Weed



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