

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

JOURNAL

OF WAYNE COUNTY, PA



May 30, 2025
Vol. 15, No. 14
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.



PA LEGAL ADS

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

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

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Mailed Copy	\$100
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Wayne County LEGAL JOURNAL

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Honesdale, PA 18431
Phone: 570-251-1512
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2025 LEGAL ADVERTISING RATES

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is published every Friday—52 issues per year.

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Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

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LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Virginia C. van de Sande
AKA Virginia Clare van de Sande
Late of Hawley Borough
EXECUTOR
Thomas J. van de Sande
2 Fernwood Lane
Jamesburg, NJ 08831
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18431

5/30/2025 • 6/6/2025 • 6/13/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Laurie Jill George, Executrix of the Estate of Joyce C. Yevich a/k/a Joyce Yevich, late of Wayne County, Honesdale, PA 18431, who died on November 9, 2017. 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, Laurie Jill George,
c/o Mark R Zimmer, Esquire, 1133
Main Street, Honesdale, PA 18431.

5/30/2025 • 6/6/2025 • 6/13/2025

EXECUTOR'S NOTICE

ESTATE OF Mary Elizabeth
Rollison a/k/a Mary E. Rollison
a/k/a Mary Rollison, late of Cherry
Ridge Township, Wayne County,
Pennsylvania. Any person or
persons having claims against or
indebted to the estate present same
to Michael E. Rollison a/k/a
Michael Earl Rollison, of 193
Holgate Road, Honesdale, PA
18431. Sally N. Rutherford, Esq.,
921 Court St., Honesdale, PA
18431, Attorney for the Estate.

5/30/2025 • 6/6/2025 • 6/13/2025

ESTATE NOTICE

Estate of Laurie Marie Vanderwater
AKA Estate of Laurie M. Van de
Water
Late of Clinton Township, Wayne
County, PA
ADMINISTRATOR
Frances S. Gruber
214 Ninth Street
Honesdale, PA 18431
ATTORNEY
Frances S. Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Roberta Wright
McCaulley
Late of Texas Township
ADMINISTRATOR
Robert McCaulley
519 Sand St.
Ravenswood, WV 26164

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Elizabeth M. Jennings
AKA Elizabeth Jennings
Late of Bethany Borough
EXECUTOR
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been
issued in the Estate of Charlmaine
Cordaro, who died on April 22,
2025, late resident of Honesdale,
Pennsylvania 18431, to Rosina
Cordaro, 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
Rosina Cordaro, Executrix c/o Law
Offices of ALFRED J. HOWELL,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Patricia Ann Bojakowski
AKA Patricia A. Bojakowski AKA
Patricia Bojakowski
Late of Orange County, California
with probate assets only in Wayne
County
ADMINISTRATOR
Michael J. Bojakowski c/o Fisher
& Fisher Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration for
Real Estate in Wayne County,
Pennsylvania, have been issued in
the Estate of Jammie L. Taylor,
a/k/a Jamie Taylor, a/k/a Jammie
Lynn Taylor, who died on
September 2, 2022, late resident of
Gloucester County, New Jersey
08062, to Christopher T. Taylor,
Administrator of the Estate. All
persons indebted to said Estate are
required to make payment and all
persons having claims or demands
are to present the same without
delay to the Law Offices of
ALFRED J. HOWELL, ATTN:
ALFRED J. HOWELL, ESQUIRE,
Attorney for the Estate, at 109
Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Randolph T. Borden
AKA Randolph Borden
Late of Bethany Borough
EXECUTOR

Gwen E. Borden
21 London Drive
Bethany, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Carol B. Hansen
Late of Gouldsboro, Wayne
County, Pa

EXECUTOR

Jacqueline Cudworth
Estate of Carol Hansen
PO Box 273
Pluckemin, NJ 07978

5/16/2025 • 5/23/2025 • 5/30/2025

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

No. 393-CV-2024

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WENDY TORRES, et al.,
Plaintiff
vs.
EDWARD BOHN, et al.
Defendants

ORDER

AND NOW, to wit, this 15th day of January, 2025, upon consideration of Plaintiffs Motion to Allow Service Pursuant to Pa.R.Civ.P. 430 and for good cause having been shown, it is hereby **ORDERED** that said Motion is **GRANTED**. Service of the Complaint and any other document or pleading requiring original process upon Defendant Edward Bohn shall be by mailing via certified and first-class mail, postage prepaid, to his last known addresses of 47 War Dance Path, Gouldsboro, PA 18424 and P.O. Box 1073, Gouldsboro, PA 18424.

It is **FURTHER ORDERED** that service shall be made in accordance with Pa.R.Civ.P. 430(b) by publication once in the Wayne County Legal Journal and once in a newspaper of general circulation within the County.

Plaintiff shall file a certificate of service with the Wayne County Prothonotary's Office to ensure compliance with this Order.

BY THE COURT:

s/ Matthew L. Meagher'
MATTHEW L. MEAGHER
JUDGE
22ND JUDICIAL DISTRICT

5/30/2025

**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
JUNE 11, 2025**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association, not in it's individual capacity but solely as owner trustee for RCF 2 Acquisition 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 11th day of June, 2025 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 THOSE CERTAIN pieces or parcels of land, situate in the Township of Clinton, County of Wayne, and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL: BEGINNING AT A beech the northeast corner of said Lot; thence south along line of Patrick White eighty (80) rods to point in same; thence westerly one hundred (100) rods along the north line of Douricks land to the southeast corner of other lands of Thomas Higgins; thence along same northerly eighty (80) rods to

NOTICE OF PUBLIC JUDICIAL SALE

Notice is hereby given that the Wayne County Tax Claim Bureau will sell at public sale to the highest bidder, properties listed in its Petition & its amendments, filed to No. 275 Civil 2025, as decreed by the Court, in the Court House, Honesdale, Pa. The sale will be held on Friday, July 25, 2025, beginning at 1:00 p.m. No sale shall be made except to the County of Wayne for a bid less than costs, since the County of Wayne in preparation for the Sale has already incurred title search costs. The properties to be sold are among those advertised as follows:

YEAR OF SALE	PUBLICIZED IN...	DATE OF PUBLICATION
2022	Tri-County Independent Legal Journal	June 2, 2022 May 27, 2022
2023	Tri-County Independent Legal Journal	May 20, 2023 May 26, 2023
2024	Tri-County Independent Legal Journal	June 4, 2021 May 31, 2021

Prospective purchasers are referred to those advertisements or to the Wayne County Tax Claim Bureau, Court House, Honesdale, Pa. 18431, for further information. **TERMS OF SALE: CASH OR CERTIFIED CHECK FOR THE ENTIRE PURCHASE PRICE** as soon as the property is struck down. If the bid is not immediately paid, the sale will be voided and the property re-offered. Recording fees and Transfer Tax will be included with the accrued costs to set the beginning bid.

A List of Properties offered may be viewed at our county Web site www.waynecountypa.gov. Lisa J. Borthwick, Director of Wayne County Tax Claim Bureau, 925 Court St., Honesdale, Pa. 18431 570-253-5970 EXT. 4000.

5/30/2025

north line of said Lot No. 15;
thence along said north line
easterly one hundred (100) rods to
the PLACE OF BEGINNING.

CONTAINING (50) acres, be the
same more or less.

SECOND PARCEL: BEGINNING
AT A beech tree in the northwest
corner of said Lot; thence south
along the west line of said lot

eighty-two (82) rods to stones for a
corner; thence east one hundred
(100) rods to a heap of stones;
thence north eighty-three (83) rods
to a stones in the north line of said
Lot; thence along the north line of
said lot West one hundred (100)
rods to the PLACE OF
BEGINNING.

CONTAINING fifty-one (51) acres
and forty-one (41) perches of land

as surveyed to D.S. West, being the same more or less.

EXCEPTING AND RESERVING from the Second Parcel above described, the following described parcel:

BEGINNING AT A RAILROAD TIE FENCE POST, found for a corner, at the southeast corner of lands of Richard Martzen (Record Book 2914 at Page 282), the southwest corner of lands of Joseph A. & Marie R. Bishop (Record Book 1984 at Page 287; Map Book 59 at Page 27), the northwest corner of lands of Gerard Booths (Record Book 2745 at Page 14; Map Book 102 at page 118) and the northeastern of the lands herein conveyed; thence along the western line of lands of said Gerard Booths South 08 degrees 36 minutes 06 seconds West a distance of 1335.81 feet to an iron pin corner set at the northeast corner of lands of Donald & Christina Salak (Deed Book 332 at Page 038 -"Parcel II;"); thence along the northerly line of lands of said Donald & Christina Salak North 80 degrees 53 minutes 54 seconds West a distance of 1058.8 feet to an iron pin corner set; thence through the lands of the (previous) Grantor (Anne M. Martzen and Paul Martzen) North 03 degrees 51 minutes 15 seconds West a distance of 1359.84 feet to an iron pin corner set in the southern line of lands of the aforementioned Richard Martzen; thence along the southern line of lands of said Richard Martzen

South 81 degrees 20 minutes 42 seconds East a distance of 1351.64 feet to the POINT OR PLACE OF BEGINNING.

BEING LOT B shown on the subdivision map hereinafter referred to and containing 36.824 acres of land inclusive of that area occupied by all utilities and rights-of-way which was conveyed to Richard J Martzen as set forth in Wayne County Record Book 4937 at page 145.

NOTE: This 36.824 acre parcel of property (which is retained by the Grantors) also possesses an appurtenant easement for ingress, egress and regress for the Grantors, their heirs, successors and assigns upon Maplewood Stable Drive (now known as Martzen Drive) leading from Little Keen Road to said parcel, as specifically identified in the Deed possessing Instrument Number 201500007222 and recorded in Wayne County Record Book 4937, page 145, and as further identified upon the approved subdivision map recorded in Wayne County Map Book 122, page 69, which traverses at or about the common property line of Wayne County Tax Parcel Nos. 06-1-0265-0057.0002 and 06-1-0241-0021.

The remaining/residual lands of the (previous grantors) Anne M. Martzen and Paul Martzen (64.2 acres) shall not be considered separate or unique building lots and the Internal Parcel/Lot line contained in this deed, shall be

extinguished by this subdivision.

This "remaining/residual" portion of PARCEL TWO shall be joined to and become an inseparable part of PARCEL ONE are recorded in Wayne County Record Book 3451 at Page 112 and CANNOT be subdivided, conveyed or sold separately or apart therefrom without prior approval of Clinton Township.

THE ABOVE PREMISES ARE DESIGNATED as Wayne County Tax Parcels 06-1-0265-0057.0002 (Control Number 004078).

UNDER AND SUBJECT to all conditions, reservations, restrictions, rights-of-way, exceptions and easements as are visible on the ground or as are contained in prior deed forming the chain of title.

BEING KNOWN AS: 274 LITTLE KEEN ROAD WAYMART, PA 18472

PROPERTY ID: 06-1-0241-0057.0002

TITLE TO SAID PREMISES IS VESTED IN JOHN TRAPPER AND ANNE TRAPPER, HUSBAND AND WIFE, AS

Seized and taken in execution as property of:
John M. Trapper 274 Little Keen Rd Waymart PA 18472
Anne M. Martzen aka Anne M. Trapper 274 Little Keen Rd WAYMART PA 18472

Stephanie Martzen 274 Little Keen Road WAYMART PA 18472
Richard J. Martzen 222 Sherwood Dr WAYMART PA 18472
Gregory & Associates, PC David M. Gregory, Esq., Atty. For Richard J. Martzen 307 Erie Street HONESDALE PA

Execution No. 252-Civil-2023
Amount Due:\$409,111.83 Plus additional costs

March 13, 2025
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.

Cierra Mendez Esq.

5/16/2025 • 5/23/2025 • 5/30/2025

SHERIFF'S SALE JUNE 25, 2025

By virtue of a writ of Execution instituted by: Village Capital & Investment, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of June, 2025 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 land marked and designated as Lot #10 on the map or town plot made by Marshall Wheeler, Esq., of Honesdale of a portion of the Village of Hawley, Surveyed and plotted from certain lands of the late David Bishop, deceased and situate on the corner of Sixteenth and Seventeenth Streets in said village as by reference to said map will appear.

Beginning at a post corner five (5) feet southward from the southern line of thirty (30) acre lot of land sold by David Bishop, deceased, to Irad Hawley, being the corner of land of George Schlager; thence running parallel with and five (5) feet from said southern line of said thirty (30) acres, North sixty-nine (69) degrees sixty (60) feet to a post corner; then South twenty-one (21) degrees East along the western line of Seventeenth Street, one hundred twenty (120) feet to a post corner; being the corner of John Pfeiffer's lot; thence along the Pfeiffer's lot, South sixty-nine (69)

degrees West sixty (60) feet to a post corner; being the corner of said Schlager's lot; thence by said Schlager's lot, North twenty-one (21) degrees West one hundred twenty (120) feet to the place of beginning. Containing seventy-two hundred (7200) square feet of land, be the same more or less. Borough of Hawley, Wayne County

Excepting and Reserving all that certain lot, piece or parcel of land, lying, situate and being in the Borough of Hawley, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point at the intersection of Church Street and Penn Avenue in said Borough; thence along the westerly side of Penn Avenue ninety-three (93) feet and twenty (20) inches to a corner; thence at right angles and thereto and parallel with Church Street in a westerly direction thirty-three (33) feet and twenty (20) inches to a corner; thence at right angles thereto and on a line parallel with Penn Avenue in a general northerly direction ninety-three (93) feet and twenty (20) inches to a point on the southerly side of Church Street; thence along the southerly side of Church Street in an easterly direction thirty-three (33) feet and twenty (20) inches to the place of beginning.

Excepting and reserving all that certain piece, parcel and tract of land situate in the Borough of Hawley, Wayne County, Pennsylvania, described as follows to wit:

Beginning at an iron pipe, being the northwest corner of the land of the Grantor and located eighty-four and ninety-three one-hundredths (84.93) feet distance measured along the center line of Church Street from the intersection of the center line of Church Street and Penn Avenue, and thirty-three (33) feet South the center line of Church Street; thence along the southern right of way of Church Street North sixty-eight (68) degrees thirty-four (34) minutes thirty-five (35) seconds East thirty-four and fifty-one one-hundredths (34.51) feet to a corner; thence along the land of Goodman, Deed Book 232 Page 740 South twenty-one (21) degrees nineteen (19) minutes thirty (30) seconds East eighty-one and sixty one-hundredths (81.60) feet to an iron pipe corner; this pipe being directly opposite and four and three tenths (4.3) feet distance from the southwest corner of Goodman House, thence through the lands of the Grantor on line which isprolongation of the backside of the Goodman House, South sixty-six (66) degrees three (03) minutes twenty-five (25) seconds West thirty-four and fifty-five one-hundredths (34.55) feet to an iron pipe corner; thence along Lot No. 11, Deed Book 14, Page 562, North twenty-one (21) degrees eighteen (18) minutes thirty (30) seconds West eighty-three and twelve one-hundredths (83.12) feet to the place of beginning. Containing two thousand eight hundred forty-two (2,842) square feet of land as surveyed by M.R. Zimmer, Surveyor Honesdale, PA, October

1971. All bearings on the true meridian (Map Book 18, Page 14)

Being the same property or a portion of the same property conveyed to Beth A. Troast, individual by Instrument dated August 13, 2008 from Lydia E. Diaz Traverzo, single filed on August 18, 2008 as Document Number 200800008728 and in Book 3577; at Page 144; in the Wayne County records.

Together with all singular and buildings and improvements, ways, streets, alleys, driveways, passages, waters, water -courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in anywise appertaining and the reversions and remainders, rents, issues, and profits thereof; and all the estate, rights, title, interest, property, claim and demand whatsoever of her, the said grantor, as well as law as in equity of, in and to the same.

Being the same premises which Lydia E. Diaz Traverzo, by Deed dated 08/13/2008 and recorded 08/18/2008, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 3577, Page 144, granted and conveyed unto Beth A. Troast A/K/A Beth Ann Lill, in fee.

Seized and taken in execution as property of:
Beth Ann Lill fka Beth Ann Troast
aka Beth A Troast 408 Penn
Avenue HAWLEY PA 18428

Execution No. 57-Civil-2025
Amount Due:\$96,697.09 Plus
additonal costs

April 7, 2025
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.

5/30/2025 • 6/6/2025 • 6/13/2025

**SHERIFF'S SALE
JUNE 25, 2025**

By virtue of a writ of Execution instituted by: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION 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 25th day of June, 2025 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 lying, being and situate in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, being Lot No. S5C, Briar Hill Summit, as shown on a Map recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Map Book 21 at page 89.

TOGETHER with the right of ingress and egress to Lake Wallenpaupack and the use of Lake Wallenpaupack for all recreational purposes. within the rights granted to Laurence H. Watres by the Pennsylvania Power and Light Company, as outlined in Deed Book No. 181 at page 313, granted to Lakeland Associates, Inc., by deed from Laurence H. Watres dated February 3, 1954, and recorded in Deed Book 184, at page 486.

BEING the same premises which Gadi Fishman by Deed dated August 13, 2009 and recorded August 26, 2009 in Wayne County Recorder of Deeds Office as Instrument No. 200700012391 or Volume 3421, page 184 conveyed unto Gadi Fishman and Ella Dolgov, as joint tenants with the

right of survivorship, in fee.

ALSO being the same premises which Gadi Fishman and Ella Dolgov by Deed dated December 23, 2021 and recorded January 18, 2022 in Wayne County Recorder of Deeds Office as Instrument No. 202200000411 or Volume 6065, page 220 conveyed unto 32 Ridge, LLC, a Pennsylvania limited liability company, in fee.

BEING known as 32 Ridge Trail, Lakeville, PA 18438

TAX Map No.: 19-0-0012-005.-

Seized and taken in execution as property of:
32 Ridge LLC 3136 Mohawk Trail
TOBYHANNA PA 18466
Olha Kaly 3136 Mohawk Trail
TOBYHANNA PA 18466

Execution No. 65-Civil-2024
Amount Due: \$808,353.09 Plus
additional costs

March 28, 2025
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.
Nelson Diaz Esq.

5/30/2025 • 6/6/2025 • 6/13/2025

SHERIFF'S SALE JUNE 25, 2025

By virtue of a writ of Execution instituted by: The Dime 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 25th day of June, 2025 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 tract or lot of land situate in the Township of Dreher, County of Wayne and State of Pennsylvania, on the east side of the Newfoundland Road, and North side of the road leading to Robacker's Mill, known as the Robacker Road, bounded and described as follows, to wit:

BEGINNING at a corner in the State Road near Haag's Mill, North 8 degrees West 28 feet, from a Maple tree on the East side of the State Road where Robacker's Road intersects with the State Road;

thence North 25 degrees East 100 feet to a corner in the center of the aforementioned State Road; thence South 65 degrees East (passing one inch North of a Maple on the East margin of said State Road) two hundred and twenty-five feet to an iron post or pin for a corner; thence South 25 degrees West, one hundred and seventy-two feet to an iron post or pin for a corner on the North margin of the Robacker Road; thence North 40 degrees West along the North margin of the said Robacker Road, one hundred and forty and one-half feet to an iron post of pin for a corner; thence North fifty-seven degrees West one hundred feet to the place of Beginning. Containing seven-tenths of an acre, be the same more or less.

Also all the right, title and interest which the first parties and grantors gave or may have, in and to the use of a certain spring as fully defined and granted in an agreement recorded in the office of the Recorder of Deeds in and for the County of Wayne in Deed Book No. 137, Page 447.

The Grantor herein also grants and conveys to the grantees, their heirs and assigns, the certain water rights as received from Mrs. Jennie Haag by agreement dated January 25, 1946.

EXCEPTING AND RESERVING unto Angie Robacker and Allen Robacker, the right to lay and maintain a one inch pipe across the above described lot, to a lot on the North side of the aforementioned lot,

for themselves, their heirs they have to pay any damages said lot may suffer by repairing said pipe line, and further the location of said pipe shall be determined by agreement.

BEING THE SAME premises granted and conveyed unto Dale V. Porreca and Kimberly A. Porreca, his wife, by virtue of a Deed of Doris J. Bartleson, widow, dated September 6, 2014, and recorded in Wayne County Records of Deeds office on September 12, 2014, to Wayne County Record Book 4764, Pages 300, et seq., Instrument No. 201400006707.

Subject to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their

heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

BEING KNOWN AS: 676 South Sterling Road, S. Sterling, PA 18460

Seized and taken in execution as property of:

Dale V. Porreca 676 South Sterling Road SOUTH STERLING PA 18460

Kimberly Ann Porreca 676 S Sterling Rd SOUTH STERLING PA 18460

Execution No. 508-Civil-2024
Amount Due: \$18,463.99 Plus additional costs

March 26, 2025
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 T. Shoemaker Esq.

5/30/2025 • 6/6/2025 • 6/13/2025

CIVIL ACTIONS FILED

FROM MAY 10, 2025 TO MAY 16, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1997-20280	PRENDERGAST DENIS JOSEPH	5/15/2025 2:58	SATISFACTION	—
2002-20289	ZEREBAK CHRISTOPHER	5/15/2025 2:58	SATISFACTION	—
2004-20758	HOUSE JOANNE M	5/15/2025 2:59	SATISFACTION	—
2008-21882	GUTH JAMIE LYNN	5/15/2025 2: 58	SATISFACTION	—
2011-21710	KILMER HERBERT	5/12/2025 3:04	PARTIAL REV.RELEASE	348,452.40
2011-21710	KILMER & SONS	5/12/2025 3:04	PARTIAL REV.RELEASE	348,452.40
2011-21711	KILMER HERBERT	5/12/2025 3:05	PARTIAL REV RELEASE	301,991.96
2011-21711	KILMER & SONS	5/12/2025 3:05	PARTIAL REV RELEASE	301,991.96
2015-21186	HERTZOG GARY A	5/12/2025 2:34	SATISFACTION	8,226.29
2016-20847	MAURIZIO ANTHONY ROBERT	5/15/2025 2:58	SATISFACTION	—
2018-20058	MATOUSHEK MELISSA	5/14/2025 11:43	SATISFACTION	—
2021-00364	NEPA TRUCKING & TRANSPORT LLC	5/15/2025 12:26	JUDG/ASSIGNMENT	19,083.32
2021-00364	KALINOWSKI TED	5/15/2025 12:26	JUDG/ASSIGNMENT	19,083.32
2022-20097	BLACKLEDGE PAUL IND AND AS PARTNER	5/14/2025 11:30	SATISFACTION	—
2022-20097	POSH RESTAURANT GROUP LLC	5/14/2025 11:30	SATISFACTION	—
2023-00469	SEPEZI TINA	5/14/2025 11:23	SATISFACTION	—
2023-20293	BOOTH MICHAEL JOHN	5/12/2025 10:06	SATISFACTION	—
2023-20754	SWIFT RICHARD	5/15/2025 2:57	SATISFACTION	—
2023-90184	CAMPINO HAYES SUSAN E ESTATE	5/13/2025 2:39	SATISFACTION	—
2024-00409	ROSSIGNOL AARON	5/16/2025 2:50	DEFAULT JUDGMENT	227,363.95
2024-00446	CROISSETTE RANDY	5/14/2025 11:00	DEFAULT JUDGMENT	7,279.14
2024-00631	BABCOCK CONKLIN FAITH	5/16/2025 1:04	DEFAULT JUDGMENT	18,421.81
2024-00631	CONKLIN FAITH BABCOCK	5/16/2025 1:04	DEFAULT JUDGMENT	18,421.81
2024-00631	HALSTEAD VERA	5/16/2025 1:04	DEFAULT JUDGMENT	18,421.81
2024-00660	BARNES CHRISTOPHER T	5/12/2025 10:11	WRIT OF EXECUTION	51,138.75
2024-20071	ENGELHARD NOAH M	5/15/2025 2:58	SATISFACTION	—
2024-20123	BOOTH MICHAEL JOHN	5/14/2025 2:18	WRIT OF SCIRE FACIAS	—
2025-00150	POLLOCK SUSAN M A/K/A SUSIE POLLOCK-VELEZ	5/12/2025 1:36	JUDGMENT NON PROS	—
2025-00150	POLLOCK SUSIE	5/12/2025 1:36	JUDGMENT NON PROS	—
2025-00169	MUNN CAROL A	5/13/2025 11:08	CONSENT JUDGMENT	5,109.39
2025-00182	DOWNS BRANDON M	5/12/2025 1:57	DEFAULT JUDG IN REM	246,315.55
2025-00182	DOWNS ALYSSA A	5/12/2025 1:57	DEFAULT JUDG IN REM	246,315.55
2025-00182	DOWNS BRANDON M	5/12/2025 2:27	WRIT OF EXECUTION	246,315.55
2025-00182	DOWNS ALYSSA A	5/12/2025 2:27	WRIT OF EXECUTION	246,315.55
2025-00276	ONE POINTE PROPERTY GROUP LLC	5/14/2025 2:23	CONFESSION OF JDGMT	107,241.13
2025-00276	FARLEY MICHAEL J	5/14/2025 2:23	CONFESSION OF JDGMT	107,241.13
2025-20256	MURDTER TREVOR	5/12/2025 2:34	FEDERAL TAX LIEN	15,613.50
2025-20257	MORRECA FRANCIS	5/13/2025 10:42	JP TRANSCRIPT	3,802.65
2025-20258	STOUGHT LYNN	5/13/2025 11:01	JP TRANSCRIPT	4,480.33
2025-20259	NAGEL THERESA	5/13/2025 11:18	JP TRANSCRIPT	5,816.47

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

2025-20260	SHAFFER PATTI N	5/13/2025 11:33 JP TRANSCRIPT	2,629.12
2025-20261	THORNTON JAMES E	5/13/2025 11:55 MUNICIPAL LIEN	21,650.00
2025-20262	FREEDOM FROM CALLS ANSWERING SERVICE INC	5/14/2025 12:15 TAX LIEN	3,360.44
2025-20263	VALERIO JOHN P RESPONSIBLE PARTY OF	5/14/2025 12:16 TAX LIEN	3,147.98
2025-20263	TWO GUYS FROM ITALY PIZZERIA & RESTAURANT INC	5/14/2025 12:16 TAX LIEN	3,147.98
2025-20264	RODRIGUEZ JOSE A	5/14/2025 12:16 TAX LIEN	5,693.59
2025-20264	RODRIGUEZ CHRISTINA CROWELL	5/14/2025 12:16 TAX LIEN	5,693.59
2025-20264	CROWELL CHRISTINA RODRIGUEZ	5/14/2025 12:16 TAX LIEN	5,693.59
2025-20265	RODRIGUEZ JOSE A	5/14/2025 12:16 TAX LIEN	2,043.27
2025-20266	BECK BRIANA MARIE	5/14/2025 1:03 JP TRANSCRIPT	3,648.09
2025-20267	MELVIN PAIGE E	5/14/2025 1:09 JP TRANSCRIPT	1,900.02
2025-20267	PATTERSON JUSTIN D	5/14/2025 1:09 JP TRANSCRIPT	1,900.02
2025-20268	ELKINS KATHRYN M	5/14/2025 1:15 JP TRANSCRIPT	2,598.25
2025-20269	WARD SALLY A	5/14/2025 1:20 JP TRANSCRIPT	2,271.20
2025-20270	HACKER CHELSEA	5/14/2025 1:25 JP TRANSCRIPT	2,554.35
2025-20271	MILLS GILBERT C JR	5/14/2025 1:31 JP TRANSCRIPT	3,963.80
2025-20272	EHOME3 LLC	5/16/2025 9:28 JUDGMENT NOTE	200,000.00
2025-20273	ELIASON MICHAEL	5/16/2025 12:47 JP TRANSCRIPT	977.67
2025-20274	HORST JASON	5/16/2025 1:14 JP TRANSCRIPT	1,576.90
2025-20275	PAVLOVICH ROBERT	5/16/2025 1:32 JP TRANSCRIPT	1,050.25
2025-20276	SASLO SUSAN	5/16/2025 2:50 JP TRANSCRIPT	1,439.69
2025-90069	HOWE JOAN V ESTATE	5/12/2025 9:33 ESTATE CLAIM	3,333.33

SEE FILE FOR COMPLETE INST.

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00276	THE HONESDALE NATIONAL BANK	PLAINTIFF	5/14/2025	—
2025-00276	ONEPOINTE PROPERTY GROUP LLC	DEFENDANT	5/14/2025	—
2025-00276	FARLEY MICHAEL J	DEFENDANT	5/14/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00277	CITIBANK N.A.	PLAINTIFF	5/14/2025	—
2025-00277	TAYLOR CAROLE	DEFENDANT	5/14/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00274	TRACEY ROAD EQUIPMENT INC	PLAINTIFF	5/13/2025	—
2025-00274	GOODWIN WILLIAM R A/K/A	DEFENDANT	5/13/2025	—
2025-00274	ALTER WILLIAM	DEFENDANT	5/13/2025	—
2025-00281	PLYMOUTH INDUSTRIES LLC	PLAINTIFF	5/16/2025	—
2025-00281	SCE ENVIRONMENTAL	DEFENDANT	5/16/2025	—

JUDICIAL SALE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00275	WAYNE COUNTY TAX CLAIM BUREAU JUDICIAL SALE OF 2025	PETITIONER	5/15/2025	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00273	CARTER N A MINOR BY HIS PARENT AND NATURAL GUARDIANS	PLAINTIFF	5/12/2025	—
2025-00273	JESSICA N AND CHRISTOPHER N AND	PLAINTIFF	5/12/2025	—
2025-00273	CHRISTOPHER N AND JESSICA N IN THEIR OWN RIGHT	PLAINTIFF	5/12/2025	—
2025-00273	KELLER MICHAEL	DEFENDANT	5/12/2025	—
2025-00273	KELLER JENNIFER	DEFENDANT	5/12/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00279	WILMINGTON SAVINGS FUND SOCIETY FSB	PLAINTIFF	5/15/2025	—
2025-00279	HG REALTY RENTALS LLC	DEFENDANT	5/15/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00280	WELLS FARGO BANK N A	PLAINTIFF	5/15/2025	—
2025-00280	HULL JON G A/K/A	DEFENDANT	5/15/2025	—
2025-00280	HULL JOHN KNOWN HEIR OF NEIL MURPHY DEC	DEFENDANT	5/15/2025	—
2025-00280	OVERBECK VICKI LYNN KNOWN HEIR OF NEIL MURPHY DEC	DEFENDANT	5/15/2025	—
2025-00280	UNKNOWN HEIRS SUCCESSIONS ASSIGN & ALL PERSONS FIRMS OR ASSOC	DEFENDANT	5/15/2025	—

REAL PROPERTY — PARTITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00278	RUTLEDGE LEROY	PLAINTIFF	5/14/2025	—
2025-00278	WEIBEL LINDA	DEFENDANT	5/14/2025	—

TORT — PREMISES LIABILITY

Case No.	Indexed Party	Type	Date	Amount
2025-00272	SANTANA LUIS JR	PLAINTIFF	5/12/2025	—
2025-00272	SANTANA LISA INDIVIDUALLY & AS HUSBAND&WIFE	PLAINTIFF	5/12/2025	—
2025-00272	WOODLOCH PINES INC INDIVIDUALLY & T/D/B/A	DEFENDANT	5/12/2025	—
2025-00272	WOODLOCH PINES RESORT	DEFENDANT	5/12/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 5, 2025 TO MAY 9, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 11,128.80 Mortgagor: SPINELLI, CYNTHIA 2 - SPINELLI, FRANK J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$11,128.80 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality HAWLEY BOROUGH
Information: 153,000.00 Mortgagor: HUNTBAACH, NICOLE MARIE 2 - HUNTBAACH, DANIEL DAVID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$153,000.00 Mortgagee: CITIZENS SAVINGS BANK Municipality SALEM TOWNSHIP
Information: 365,000.00 Mortgagor: JARDINS, NICHOLAS DES 2 - OBRIEN, NATALIE BY AF 3 - JARDINS, NICHOLAS PAUL DES AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$365,000.00 Mortgagee: PLAINS COMMERCE BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 150,000.00 Mortgagor: HOCHREITHER, ROBERT P 2 - HOCHREITHER, GRETCHEN C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PALMYRA TOWNSHIP
Information: 225,000.00 Mortgagor: RICKERT, JAMIE 2 - RICKERT, SARAH M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$225,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality OREGON TOWNSHIP
Information: 313,339.00 Mortgagor: BENSON, AMBER RAE 2 - BENSON, TIMOTHY J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$313,339.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 150,000.00 Mortgagor: ZIRPOLI, PATRICK J 2 - ZIRPOLI, TRACIE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP
Information: 45,000.00 Mortgagor: LEDOUX, JAMES WALLACE 2 - THARP, REBECCA CLAIRE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$45,000.00 Mortgagee: JEFF BANK Municipality MANCHESTER TOWNSHIP
Information: 55,000.00 Mortgagor: MILLER, ALBERT R JR 2 - MILLER, JILL M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$55,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PALMYRA TOWNSHIP

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

Information: 35,000.00 Mortgagor: JOHNSON, WILLIAM R 2 - JOHNSON, BETH ELLEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality TEXAS TOWNSHIP 3
Information: 90,000.00 Mortgagor: KELTING, CODY LARRY 2 - KELTING, KELLY BETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$90,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 13,723.60 Mortgagor: BIRMELIN, CAROLYN R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$13,723.60 Mortgagee: NET FEDERAL CREDIT UNION 2 - NET FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 125,000.00 Mortgagor: FEINDT, RONALD W 2 - FEINDT, CATHY V Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LEBANON TOWNSHIP
Information: 187,500.00 Mortgagor: AMORIM, LUIS A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$187,500.00 Mortgagee: PLAZA HOME MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 1,452,000.00 Mortgagor: JLM REAL ESTATE INVESTMENTS LLC 2 - J L M REAL ESTATE INVESTMENTS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,452,000.00 Mortgagee: ESSA BANK & TRUST 2 - E S S A BANK & TRUST Municipality LEHIGH TOWNSHIP
Information: 175,500.00 Mortgagor: SEAGER, FRANCES L 2 - SEAGER, JOHN C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,500.00 Mortgagee: COMMUNITY BANK Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: TAYLOR, JAMES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 75,000.00 Mortgagor: ERHARDT, CHRISTOPHER 2 - ERHARDT, SHERRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: DIME BANK Municipality OREGON TOWNSHIP
Information: 261,750.00 Mortgagor: CASSIDY, KELLY 2 - CASSIDY, MICHAEL III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$261,750.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 312,000.00 Mortgagor: BENJAMINKOVACS, ZSUZSANNA 2 - KOVACS, ZSUZSANNA BENJAMIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$312,000.00 Mortgagee: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP

Information: 318,000.00 Mortgagor: FALLOON, TODD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$318,000.00 Mortgagee: WAYNE BANK Municipality SALEM TOWNSHIP
Information: 4,928.83 Mortgagor: PALKO, SCOTT 2 - PALKO, BIANCA HOEFER 3 - HOEFERPALKO, BIANCA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$4,928.83 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality SOUTH CANAAN TOWNSHIP
Information: 440,500.00 Mortgagor: CONDI, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$440,500.00 Mortgagee: MAGNOLIA BANK INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SOUTH CANAAN TOWNSHIP
Information: 232,000.00 Mortgagor: MORELLO, PHILLIP J JR 2 - MORELLO, KRISTEN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$232,000.00 Mortgagee: ABSOLUTE HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 165,000.00 Mortgagor: BEN MAR REAL ESTATE LLC 2 - BEN MAR REAL ESTATE L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$165,000.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 455,000.00 Mortgagor: WADESON, CHRISTOPHER 2 - WADESON, REBECCA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$455,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 60,000.00 Mortgagor: ASHBY, JAMES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CANAAN TOWNSHIP
Information: 55,000.00 Mortgagor: MATOUSHEK, LINDA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$55,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CLINTON TOWNSHIP 1
Information: 30,000.00 Mortgagor: SCHANCK, BETHANEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$30,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 40,000.00 Mortgagor: EGAN, GERARD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$40,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 80,000.00 Mortgagor: ROSE, ROBERT JR 2 - SCULL, TAMMY 3 - COYKENDALL, LINDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$80,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 80,000.00 Mortgagor: SHELDON, LORI P 2 - SHELDON, DANIEL T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$80,000.00 Mortgagee: DIME BANK Municipality DYBERRY TOWNSHIP

Information: 115,000.00 Mortgagor: BLAIR, BONNIE L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$115,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 38,000.00 Mortgagor: CLARKE, MELISSA ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$38,000.00 Mortgagee: HORIZON FARM CREDIT Municipality PALMYRA TOWNSHIP
Information: 207,613.00 Mortgagor: BISHOP, CHRISTOPHER THOMAS 2 - BISHOP, KATHERINE COREY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$207,613.00 Mortgagee: BISHOP, MARTIN MICHAEL 2 - BISHOP, BONNIE A Municipality PROMPTON BOROUGH
Information: 66,500.00 Mortgagor: FOYTACK, MATTHEW Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$66,500.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality SALEM TOWNSHIP
Information: 365,004.00 Mortgagor: BREault, ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$365,004.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 85,000.00 Mortgagor: WILSON, JOHN S 2 - WILSON, MARY E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Mortgagee: CITIBANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 150,000.00 Mortgagor: BRYDEN, ROBERT T 2 - BRYDEN, JANET R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: DIME BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 45,000.00 Mortgagor: BRONSON, SHERMAN M JR 2 - BRONSON, KATHRYN W Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$45,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE Municipality HONESDALE BOROUGH
Information: 616,500.00 Mortgagor: MALLORY, VICTOR T III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$616,500.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

DEEDS

Information: LOT 11 Grantor: SUH, SHERI 2 - SUH, HENRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: STUDENT REACH Municipality DREHER TOWNSHIP
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Information: Grantor: WILLIAMS, CAROLYN	Consideration: \$600.00 Grantee: BIG BAY FOUR LLC 2 - BIG BAY FOUR L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: CIT MORTGAGE LOAN TRUST BY AF 2 - BANK OF NEW YORK MELLON TR BY AF 3 - SELECT PORTFOLIO SERVICING INC AF	Consideration: \$285,300.00 Grantee: ROBINSON, DAVID J 2 - LISK, COURTNEY D
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: SKY LAKE PINES	Consideration: \$1.00 Grantee: SKY LAKE LAND
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: SKY LAKE PINES	Consideration: \$1.00 Grantee: WAYMART LAND
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: PA LAND REALTY LLC 2 - PA LAND REALTY L L C	Consideration: \$5,000.00 Grantee: WILLIAMS, DEREK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: WENDY R BURNETT IRREVOCABLE TRUST 2 - BURNETT, WENDY R TR BY POA 3 - URETSKY, MYRON TR BY POA 4 - URETSKY, STEWART POA	Consideration: \$615,000.00 Grantee: JARDINS, NICHOLAS PAUL DES 2 - OBRIEN, NATALIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 106 Grantor: ALMENDINGER, WILLIAM MICHAEL	Consideration: \$170,000.00 Grantee: HUNTBACH, NICOLE MARIE 2 - HUNTBACH, DANIEL DAVID
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 1 Grantor: COLE FAMILY TRUST 2 - COLE, DEBORAH TR	Consideration: \$200,000.00 Grantee: HAWKS NEST ROD & GUN CLUB
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SCOTT TOWNSHIP
Information: LOT 3 Grantor: BARTON, WADE J 2 - BARTON, LORRAINE P	Consideration: \$70,000.00 Grantee: MAKAREWICZ, JOSEPH 2 - MAKAREWICZ, AMY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: SCHAUER, THOMAS 2 - SCHAUER, SAHINAZ AGAMOLA 3 - AGAMOLASCHAUER, SAHINAZ	Consideration: \$1.00 Grantee: SCHAUER FAMILY TWO ZERO TWO FIVE REVOCABLE TRUST 2 - SCHAUER, THOMAS TR 3 - SCHAUER, SAHINAZ AGAMOLA TR 4 - AGAMOLASCHAUER, SAHINAZ TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: JONES, LINDA 2 - YOUNG, JAMES 3 - YOUNG, DEBRA 4 - POTTER, JOYCE	Consideration: \$150,000.00 Grantee: SMOKE, DAVID 2 - SMOKE, JANICE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality OREGON TOWNSHIP


Information: PARCEL 85.3 Grantor: WATSON, JAY M	Consideration: \$1.00 Grantee: WATSON, JEFFREY E 2 - WATSON, CANDANCE J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 3
Information: LOT 12 Grantor: WOOD, DEBRA	Consideration: \$57,500.00 Grantee: JANAK, ROOP 2 - GOBIN, NINA ROOPA 3 - JANAK, SHARON
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: FRANK DANIEL HOMES INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Grantee: MUNDY, NHI Municipality HONESDALE BOROUGH
Information: Grantor: LEUNES, MICHELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Grantee: TOPTWOBOTTOM Municipality PROMPTON BOROUGH
Information: LOT 219 Grantor: YEAGER, DOUGLAS A 2 - YEAGER, DEBORAH A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$354,000.00 Grantee: HILLMER, TODD 2 - HILLMER, NADINE Municipality PAUPACK TOWNSHIP
Information: Grantor: COSGROVE, WENDY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WENDY COSGROVE FAMILY TRUST 2 - COSGROVE, WENDY TR Municipality SALEM TOWNSHIP
Information: LOT 16 Grantor: ROSELLA TROOP SCULL TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCULL, RONALD Municipality DAMASCUS TOWNSHIP
Information: LOT 30 Grantor: ROSELLA TROOP SCULL TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCULL, RONALD Municipality DAMASCUS TOWNSHIP
Information: Grantor: ROSELLA TROOP SCULL TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCULL, RONALD Municipality DAMASCUS TOWNSHIP
Information: LOT 2 Grantor: TERRY, CATHERINE 2 - YAROSH, DENIS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BEVERLEY, DOROTHEA T Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 9 Grantor: RUFINO, DONNA MARIE 2 - PICINICH, DONNA RUFINO 3 - RUFINOPACINICH, DONNA 4 - PICINICH, PHILIP GEORGE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,900.00 Grantee: SHAKA, RANDY Municipality LEHIGH TOWNSHIP
Information: LOT 1934 Grantor: ROBAR, KAITLYN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ROBAR, EDWARD J 2 - ROBAR, CHRISTINE 3 - ROBAR, KAITLYN Municipality LAKE TOWNSHIP

Information: LOT 18 Grantor: GALLINA, MICHAEL 2 - GALLINA, MARIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$287,500.00 Grantee: AMORIM, LUIS A Municipality DAMASCUS TOWNSHIP
Information: Grantor: ROSSIGNOL, JEREMY ADAM 2 - ROSSIGNOL, DAWN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$195,000.00 Grantee: SEAGER, FRANCES L 2 - SEAGER, JOHN C Municipality LAKE TOWNSHIP
Information: Grantor: ORDONEZ, ANITA 2 - HUAYLLASACA, BRYAM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$20,000.00 Grantee: CAITI, ANTHONY 2 - CAITI, JOYCE CHRISTINE Municipality MANCHESTER TOWNSHIP
Information: Grantor: JBOTGONE LTD 2 - J B O T G ONE L T D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: TAYLOR, JAMES Municipality DREHER TOWNSHIP
Information: LOT 3 Grantor: STAUFFER, STEPHEN 2 - STAUFFER, ALLISON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,300,000.00 Grantee: KEATING, DENNIS S SR 2 - KEATING, CLAIRE G Municipality PAUPACK TOWNSHIP
Information: Grantor: SORTINO, LAWRENCE J 2 - SORTINO, ROSANNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,000.00 Grantee: LYLE AUSTIN FAMILY TRUST 2 - BARBARA AUSTIN FAMILY TRUST Municipality DREHER TOWNSHIP
Information: LOT 1475 Grantor: SUTHERLAND, MARK H 2 - SUTHERLAND, PAMELA R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$260,000.00 Grantee: KISLAK, KELLIE Municipality LAKE TOWNSHIP
Information: LOT 299 Grantor: WESTON, ROBERT J 2 - WESTON, MARYELLEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$349,000.00 Grantee: CASSIDY, MICHAEL III 2 - CASSIDY, KELLY Municipality SALEM TOWNSHIP
Information: LOT 3921 Grantor: RUSSO, JOSEPH R EST 2 - RUSSO, TIMOTHY M EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GREENBERG, MICHAEL 2 - GREENBERG, DOROTHY Municipality LAKE TOWNSHIP
Information: LOT 1665 Grantor: TOP NYC BUILDERS LLC 2 - TOP N Y C BUILDERS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$390,000.00 Grantee: BENJAMINKOVACS, ZSUZSANNA 2 - KOVACS, ZSUZSANNA BENJAMIN Municipality SALEM TOWNSHIP
Information: LOT 4 Grantor: GEELHOED, MADELINE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GEELHOED, PATRICIA A Municipality STERLING TOWNSHIP
Information: LOT 60A Grantor: PAINTER MARITAL TRUST 2 - PADILLA, WENDY TR 3 - PAINTER, STACEY TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PADILLA, WENDY Municipality PAUPACK TOWNSHIP

Information: LOT 2151 Grantor: GIESELER, STEVEN W 2 - GIESELER, NANCY A	Consideration: \$1.00 Grantee: GIESELER REVOCABLE LIVING TRUST 2 - GIESELER, STEVEN W TR 3 - GIESELER, NANCY A TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 281 Grantor: KOSTYSHYN, MARGARET 2 - MAZZELLA, KIM 3 - MAZZELLA, JOHN AKA 4 - MAZELLA, JOHN AKA 5 - MAZELLA, PAUL AKA 6 - MAZZELLA, PAUL AKA	Consideration: \$290,000.00 Grantee: MORELLO, PHILLIP J JR 2 - MORELLO, KRISTEN M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 2 Grantor: SCHUBERT, MARTIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$79,000.00 Grantee: NIELSEN, MINERVA O Municipality DREHER TOWNSHIP
Information: Grantor: GRIZZANTI, JAMES M JR	Consideration: \$1.00 Grantee: GRIZZANTI, JAMES M JR 2 - GRIZZANTI, KELLY A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: Grantor: COCCODRILLI, SUSAN I	Consideration: \$1.00 Grantee: COCCODRILLI, SUSAN I 2 - COCCODRILLI, CHRIS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: Grantor: COCCODRILLI, SUSAN I	Consideration: \$1.00 Grantee: COCCODRILLI, SUSAN I 2 - COCCODRILLI, CHRIS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: LOT 1 Grantor: CRUM, GERALD C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CRUM, GERALD C Municipality LEBANON TOWNSHIP
Information: Grantor: CRUM, GERALD C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CRUM, GERALD C Municipality LEBANON TOWNSHIP
Information: Grantor: FARLEY, THOMAS J JR 2 - FARLEY, MARY A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$465,000.00 Grantee: MKC REALTY HOLDINGS 2 - M K C REALTY HOLDINGS Municipality CLINTON TOWNSHIP 1
Information: Grantor: GAWRON, JENNIFER L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GAWRON, DANIEL C Municipality PROMPTON BOROUGH
Information: LOT 3 Grantor: TOMOSSONE, MICHAEL 2 - TOMOSSONE, JOANNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$47,500.00 Grantee: CLARKE, MELISSA ANN Municipality PALMYRA TOWNSHIP
Information: Grantor: LITMANOVICH, ARCADY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Grantee: MORENO, MIGUEL 2 - MORENO, AMARILIS Municipality TEXAS TOWNSHIP 3

Information: Grantor: BISHOP, MARTIN MICHAEL 2 - BISHOP, BONNIE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$207,613.00 Grantee: BISHOP, CHRISTOPHER THOMAS 2 - BISHOP, KATHERINE COREY Municipality PROMPTON BOROUGH
Information: Grantor: UDESHI, TUSHAR 2 - UDESHI, SYLVIA MOYA 3 - MOYA UDESHI, SYLVIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10,000.00 Grantee: TURZHAVSKIY, STANISLAV 2 - KLUGMAN, ALLA Municipality LEHIGH TOWNSHIP
Information: Grantor: UDESHI, TUSHAR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.00 Grantee: TURZHAVSKIY, STANISLAV 2 - KLUGMAN, ALLA Municipality LEHIGH TOWNSHIP
Information: PARCEL A Grantor: RAKE, MARION L EST 2 - RAKE, JEFFREY L EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RAKE, JEFFREY L 2 - RAKE, RON Municipality DREHER TOWNSHIP
Information: LOT 18R Grantor: SCRAMUZZA, ERNEST 2 - SCRAMUZZA, LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$95,000.00 Grantee: FOYTACK, MATTHEW Municipality SALEM TOWNSHIP
Information: LOT 16 Grantor: RITOLA, BARBARA ANN 2 - BATTAGLIA, ANDREA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$474,000.00 Grantee: OKEEFE, DAVID G 2 - OKEEFE, DEE ANNE Municipality BERLIN TOWNSHIP
Information: Grantor: GROPPER, LEONARD FREDERICK III EST AKA 2 - GROPPER, LEONARD F III EST AKA 3 - GROPPER, LEONARD F EST AKA 4 - GROPPER, LEONARD EST AKA 5 - TUCKER, KERRI LOUISE GROPPER ADM AKA 6 - TUCKER, KERRI GROPPER ADM AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$145,000.00 Grantee: ZINNEL, ROBERT G 2 - ZINNEL, JOYCE M Municipality BERLIN TOWNSHIP
Information: Grantor: YOUNG, RANDY S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$72,500.00 Grantee: CAMPFIRE ESTATES LLC 2 - CAMPFIRE ESTATES L L C Municipality MANCHESTER TOWNSHIP
Information: Grantor: SOLY INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$310,000.00 Grantee: EL GODA LLC 2 - EL GODA L L C Municipality MANCHESTER TOWNSHIP
Information: Grantor: SHEARD, CLINTON J BY AF 2 - CARR, GAIL S AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Grantee: VACARO, MICHAEL A 2 - VACCARO, MICHAEL A Municipality HONESDALE BOROUGH
Information: LOT 15 Grantor: KENT BROWN JR REVOCABLE TRUST 2 - TAYLOR, JOLYN T TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Grantee: MILLER, WILLIAM 2 - MILLER, KIMBERLY Municipality DAMASCUS TOWNSHIP

Information: Grantor: LIU, YEAN C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: CHIN, TERRY H Municipality SCOTT TOWNSHIP
Information: LOT 90 Grantor: ZHANNA, PAYKINA 2 - SOLOVYOVSKY, MARIANNA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$42,300.00 Grantee: SHULTZ, GLENN 2 - SHULTZ, LINDA Municipality PAUPACK TOWNSHIP
Information: LOT 174 Grantor: IANNACCONE, BARBARA EST AKA 2 - IANNACCONE, BARBARA T EST AKA 3 - DICARLO, JANE EXR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$450.00 Grantee: PITTI, DAVID J Municipality DREHER TOWNSHIP
Information: Grantor: LYTLE, JOHN L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$4,000.00 Grantee: BULIN, OLEG Municipality LEHIGH TOWNSHIP
Information: Grantor: GAMBUZZA, NATALE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$685,000.00 Grantee: MALLORY, VICTOR III Municipality PAUPACK TOWNSHIP



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

June 2, 2025–June 6, 2025

Wednesday, June 4, 2025

9:00 AM
Central Court

9:00 AM
Swingle v. Williams & Halsey v. Swingle 136-2016&362-2015
Hearing on Petition for Contempt
Bugaj/Treat/Clause/Tressler/Dean

10:30 AM
Clarke v. Kissolovege 649-2018-DR
Contempt
J.Ellis/Carrubba

11:00 AM
Wright v. Wright 339-2022-DR
Sanctions Hearing
Bugaj/Pro Se

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Torrance v. Torrance 143-2025-DR
Hearing on Plaintiff's Motion for Exclusive possession of the Marital Home
Bugaj/Pro Se

Thursday, June 5, 2025

9:00 AM
Formal Arraignments

9:00 AM
Commonwealth Matters
ICC 58-2025-MD; 73-2025-MD Sutton, Jennifer PD
Restitution hearing and Sentencing 300-2024-CR Hunt, Wendy Solomon
Sentencing 66-2025-CR Murgallis, Theresa Farrell
Mtn to Dismiss 233-2024-CR Brunori, Leo Burlein

1:00 PM

Commonwealth Matters

Contempt 185-2023-CR Dalessio, John

Contempt 219-2023-CR Allen, Richard

Contempt 278-2023-CR Baltes, Melissa

Contempt 204-2022-CR Lemon, Cody

Contempt 376-2021-CR Terranova, Andrew

GP 109-2025-CR Hendershot, Ronald W Martin

GP 144-2025-CR Dunne, Dennis Yzeik

Contempt 132-2023-CR Ramos, Emmanuelle

2:00 PM

Commonwealth v. Edwin Labrador

Non-Jury Trial

DA/Francis

Friday, June 6, 2025

8:30 AM

MacMaster v. MacMaster 99-2024-DR

Sanctions Hearing

Campbell/Lynott

9:00 AM

PFA

173-2025-DR Wood v. Lewis Thomas/

10:00 AM

Shoup v. Shoup 379-2023-DR

Custody Hearing & Contempt

Campbell/Rechner

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

June 2, 2025–June 6, 2025

Monday, June 2, 2025

10:00 AM – 11:30 AM
Com v Conforti 64-1991-CR
On the record Status

1:30 PM
Culotta v. Allen & Haggerty 69-2025-CV
Argument on Plaintiff's Motion for Summary Judgment
Gregory/Treat

2:00 PM
Hoover v. Clark 84-2025-DR
Argument on Preliminary Objections to Complaint for Custody
Martin II/Moulton

Tuesday, June 3, 2025

9:00 AM – 3:00 PM
Dependency
9:00 55-2020-DP Permanency Review In Re: J. B.
Anderson/Martin II
9:30 10-2015-DP Permanency Review In Re: D. D.
Henry/Anderson
10:00 20&21-2023-DP Permanency Review In Re: K.D. & T. D.
Otway/Collins/Muir/Burlein
1:00 3-2025-AD & 30-2023-DP TPR Mom In Re: A. S.
Anderson/Henry/Campbell

Wednesday, June 4, 2025

9:00 AM
Lakeview v. Rossignol 409-2024-CV
Argument on Plaintiff's Motion for Summary Judgment
Williams/Cali/Pro Se

9:00 AM
Mortgage Foreclosure
577-2023-CV Planet Home lending v. Effenberger
Rooney/Fein/Levy

10:00 AM
In Re: S. L. 47 & 54-2024-JV
Adjudication, Delinquency, Disposition & Restitution hearing
DA/Farrell

11:00 AM
In Re: M. Reed 14-2025-JV
Contested Finding of Fact
DA/Farrell

1:30 PM
In Re: I. F. 15-2025-JV
Contested Finding of Fact
DA/Burlein

Thursday, June 5, 2025

9:00 AM
Borrell v. Buono 543-2023-CV
NJ Trial
Smith/Aquilino

Friday, June 6, 2025

10:00 AM
In R: M.C. 5-2025-AD
Adoption
J.Ellis

10:30 AM
In Re: Estate of Castellani 165-2024-OCD
Hearing on Objections to the Frist and Final Accounting and Demand for
recoupment of surviving spouse's interstate share of decedent's estate
Jones/ Szewczyk

ARBITRATION ROOM CALENDAR

June 2, 2025–June 6, 2025

Monday, June 2, 2025

9:30 AM
Lotz v. Krupa 484-2023-DR
Divorce Conference (Larson)
Bugaj/Cali

10:00 AM
Costello v. Costello 360-2024-DR
Divorce Conference (Larson)
O'Hara/W.Martin

10:30 AM
Kopesky v. Kopesky 549-2023-DR
Divorce Conference (Larson)
Riccardo/Clause

11:00 AM
Zaitcev v. Baranovsky 196-2024-DR
Divorce Conference (Larson)
T.Farley/Pro Se

Tuesday, June 3, 2025

9:00 AM
Roche v. Roche 644-2016-DR
Custody Hearing (Larson)
Farrell/O'Hara

Friday, June 6, 2025

9:00 AM
Current v. Current 395-2023-DR
Custody Hearing (Karam)
DeLuca/Clause

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