

WAYNE COUNTY BAR ASSOCIATION

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



**November 17, 2023**  
**Vol. 13, No. 38**  
**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.*

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

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

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

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

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

**Subscription Rates**

*Per Year*

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Matthew L. Meagher, *Judge*

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**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Notice is hereby given that Letters of Administration have been granted in the Estate of Travis Hemlepp, a/k/a Travis L. Hemlepp, late of Damascus Township, Wayne County, Pennsylvania, who died on August 14, 2023. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to John J. Martin, 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

**11/17/2023** • 11/24/2023 • 12/1/2023

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Dorothy Ellen McCarthy, a/k/a Dorothy E. McCarthy, a/k/a Dorothy McCarthy, who died on October 11, 2023, late resident of Hawley, PA 18428, to Peter McCarthy a/k/a Peter Choi McCarthy, Executor of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Peter McCarthy, a/k/a Peter Choi McCarthy, Executor c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**11/17/2023** • 11/24/2023 • 12/1/2023

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**ESTATE NOTICE**

Estate of Richard Steven Chmelik  
AKA Richard S. Chmelik  
Late of Bethany Borough  
ADMINISTRATOR  
Jennifer Chmelik  
345 Wayne Street  
Bethany, PA 18431  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**11/10/2023** • **11/17/2023** • 11/24/2023

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**ESTATE NOTICE**

In the Estate of Ellen P. Fagan,  
a/k/a Ellen Fagan of Preston  
Township, Wayne County,  
Commonwealth of Pennsylvania.

Letters Testamentary in the above  
estate have been granted to Rose  
M. Keppell, a/k/a Rose Keppell  
Coss and Astrid M. Caiati, a/k/a  
Astrid Caiati. All persons indebted  
to said estate are requested to make  
prompt payment and all having  
claims against said estate will  
present them without delay to:

Marissa McAndrew, Esquire  
McAndrew Law Offices, PC  
630 Main Street  
Forest City, PA 18421  
(570) 785 - 3333  
Attorney for the Estate

**11/10/2023 • 11/17/2023 • 11/24/2023**

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**ESTATE NOTICE**

Estate of Edward J. Kelly  
Late of Lake Township  
EXECUTOR  
Norene Heffner  
34 Jackson Mills Road  
Jackson, NJ 08527  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**11/10/2023 • 11/17/2023 • 11/24/2023**

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**ESTATE NOTICE**

Estate of Philip Earl Bickhart  
Late of Dreher Township  
ADMINISTRATOR  
Charles W. Bickhart  
3885 Ashland Drive D2  
Harleysville, PA 19438

**11/10/2023 • 11/17/2023 • 11/24/2023**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that  
Letters Testamentary have been  
granted in the estate of MATHIAS  
HOELZLI, late of Damascus  
Township, Wayne County, PA.  
Date of death October 3, 2023. All  
persons indebted to the said estate  
are required to make payment and  
those having claims or demands to  
present the same without delay to  
the Executor/Executrix, in care of  
Jessica M. Ellis, Esquire, 1018  
Church Street, Honesdale, PA  
18431.

**11/10/2023 • 11/17/2023 • 11/24/2023**

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**ESTATE NOTICE**

Estate of Roberta Boerger  
Late of New York  
EXECUTOR  
Ronald Boerger  
10 Claire Lane  
Sayville, NY 11782  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**11/3/2023 • 11/10/2023 • 11/17/2023**

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**ESTATE NOTICE**

Estate of Daniel J. Gallagher  
AKA Daniel J. Gallagher, Sr.  
Late of Salem Township  
EXECUTOR  
Daniel J. Gallagher, Jr.  
2479 Bonnie Lane  
Palmer, PA 18045

**11/3/2023 • 11/10/2023 • 11/17/2023**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Suzanne Douglas, Executrix of the Estate of Mildred Loscig a/k/a Mildred M. Loscig, late of Wayne County, Honesdale, PA 18431, who died on August 10, 2023. 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, Suzanne Douglas, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

**11/3/2023 • 11/10/2023 • 11/17/2023**

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**ESTATE NOTICE**

Estate of Richard W. Miller  
Late of Lake Township  
EXECUTOR  
Tyler Richard Miller  
923 Delaware Street  
Scranton, PA 18509  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**11/3/2023 • 11/10/2023 • 11/17/2023**

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

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

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**SHERIFF'S SALE  
NOVEMBER 29, 2023**

By virtue of a writ of Execution instituted by: U.S. Bank Trust N.A. 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 29th day of November, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF LAKE, WAYNE COUNTY, PENNSYLVANIA, KNOWN AS LOT 1471 SECTION 14 OF THE HIDEOUT, A SUBDIVISION SITUATED IN THE TOWNSHIP OF LAKE AND SALEM, WAYNE COUNTY, PENNSYLVANIA ACCORDING TO THE PLATS THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WAYNE COUNTY, PENNSYLVANIA APRIL 9, 1970 IN PLAT BOOK 5, PAGE 27; MAY 11, 1970 IN PLAT BOOK 5,

PAGES 34, 37, 41 THROUGH 48 AND 50; SEPTEMBER 8, 1970 IN PLAT BOOK 5, PAGE 57; FEBRUARY 8, 1971 IN PLAT BOOK 5, PAGES 62 AND 63; MARCH 24, 1971 IN PLAT BOOK 5, PAGE 66, MAY 10, 1971 IN PLAT BOOK 5, PAGES 71 AND 72; MARCH 14, 1972 IN PLAT BOOK 5, PAGES 76, 79 THROUGH 84 AND 86; MAY 26, 1972 IN PLAT BOOK 5, PAGES 93 THROUGH 95; SEPTEMBER 26, 1972 IN PLAT BOOK 5, PAGES 96, 97 AND 100 THROUGH 104; MARCH 9, 1973 IN PLAT BOOK 5, PAGE 106; MARCH 23, 1973 IN PLAT BOOK 5, PAGE 107; APRIL 3, 1973 IN PLAT BOOK 5, PAGES 108 THROUGH 110; MAY 18, 1973 IN PLAT BOOK 5, PAGES 111 THROUGH 119 AND SEPTEMBER 24, 1973 IN PLAT BOOK 5, PAGES 120 THROUGH 123.

PARCEL ID: 12-0-0021-0104.-

BEING KNOWN AS: 1471 WOODCREST LN LAKE ARIEL, PA 18436

TITLE TO SAID PREMISES IS VESTED IN PEDRO E. ELIZA AND NOEMI ELIZA BY DEED FROM JOHN BAUER AND PHYLLIS BAUER, HIS WIFE DATED 08/30/1997 RECORDED 09/03/1997 BOOK 1277 PAGE 306 INSTRUMENT NO. 199700006239

Seized and taken in execution as property of:  
Noemi Eliza 2621 Silver Hills Drive, Apt 5 ORLANDO FL 32818

Pedro E. Eliza 1471 Woodcrest Lane, The Hideout LAKE ARIEL PA 18436

Execution No. 379-Civil-2022  
Amount \$95,307.34 Plus additional costs

July 12, 2023  
Sheriff Christopher Rosler

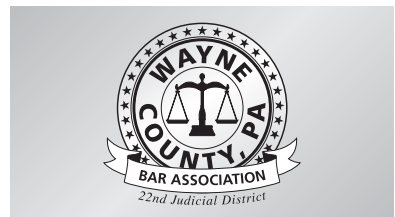
**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

John G. Simolike Esq

**11/3/2023 • 11/10/2023 • 11/17/2023**





**SHERIFF'S SALE  
NOVEMBER 29, 2023**

By virtue of a writ of Execution instituted by: Mortgage Assets Management, 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 29th day of November, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situate and being in the Township of Dreher, in the development of THE LOOKOUT, County of Wayne and State of Pennsylvania, to wit:

Lot No. 6 Section A, as shown on the survey and original plan of THE LOOKOUT, Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deeds Office of Wayne County, Pennsylvania, in Map Book 16, at page 39, reference being thereto for a more particular description of the lot hereinbefore described and herein conveyed.

The said Grantor doth also convey unto the said Grantees and their successors in title, a right-of-way in common with others for all the usual purposes over all roads, lanes, drives and recreation areas as shown on said plat, reserving, however, to the said Grantor the right to install telephone and

electric poles and wires, or to permit the same to be done, in, upon and over the said roads, lanes, drives and easement areas as shown on said plot or annexes thereto.

UNDER AND SUBJECT NEVERTHELESS that the hereby granted lot and any building which may hereafter be erected or any building now thereon shall be and remain subject to the covenants, conditions and restrictions which shall be covenants and restrictions running with the land, as set forth in the chain of title.

BEING KNOWN AS: 170 NEVIN ROAD NEWFOUNDLAND, PA 18445

PROPERTY ID: 08-0-0019-006.A

TITLE TO SAID PREMISES IS VESTED IN BERND K. RATH AND IRIS E. RATH, HIS WIFE BY DEED FROM SALVATORE TRUNCALI AND LOUISE TRUNCALI, HIS WIFE, DATED July 15, 1976 RECORDED August 29, 1976 IN BOOK NO. 329 PAGE 993 BERND K. RATH IS DECEASED, DATE OF DEATH WAS NOVEMBER 21, 2021 IRIS E. RATH IS DECEASED, DATE OF DEATH WAS MARCH 22, 2016.

Seized and taken in execution as property of:  
Marlies Kuppinger, in her Capacity as Heir of Bernd K. Rath aka Bernd Rath 5388 63rd Street MASPETH NY 11378

Unknown Heirs, Successors,  
Assigns, and All Persons, Firms, or  
Associations, Claiming Right,  
Titile, or Interest From or  
Under Bernd K. Rath aka Brend  
Rath 170 Nevin Road  
NEWFOUNDLAND PA 18445

Execution No. 616-Civil-2022  
Amount \$207,634.74 Plus  
additonal costs

August 29, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Nicole C. Rizzo Esq

**11/3/2023 • 11/10/2023 • 11/17/2023**

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**SHERIFF'S SALE  
NOVEMBER 29, 2023**

By virtue of a writ of Execution  
instituted by: Deutshe Bank  
National Trust Company, as  
Trustee for Home Equity Mortgage  
Loan Asset- Backed Trust Series  
INABS 2007-A, Home Equity  
Mortgage Loan Asset- Backed  
Cedrtificates Series INABS 2007-  
A issued out of the Court of  
Common Pleas of Wayne County,  
to me directed, there will be  
exposed to Public Sale, on  
Wednesday the 29th day of  
November, 2023 at 10:00 AM in  
the Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

All that certain piece or parcel of  
land lying and being situate in  
Salem Township, Wayne County,  
Pennsylvania, bounded and  
described as follows:

BEGINNING at a point, said  
point being in the center of  
legislative Route #335 (Route  
#590), said point also being where  
lands now or formerly of Charles  
Swingle et ux and those now or  
formerly of E. Stanat have a  
common corner on said Road;  
thence along the center of the said  
Road, South 68 degrees 29 minutes  
West, a distance of 125.00 feet to a  
point on the said Road; thence  
through the lands now or formerly  
of said Swingle, North 21 degrees  
31 minutes West, a distance of  
330.00 feet to an iron pin set in a  
stone wall, said wall being the line

of lands of said Stanat; thence along the said wall and lands of said Stanat, North 68 degrees 29 minutes East, a distance of 125.00 feet to an iron pin set at the lands of said Stanat; thence along the lands now or formerly of said Stanat. South 21 degrees 31 minutes East, a distance of 330.00 feet to the point and place of BEGINNING. CONTAINING an area of 0.95 acres as shown on map of R. R. Keisling, Registered Surveyor, dated June 2, 1980 and recorded in Wayne County Map Book 44 page 36.

BEING KNOWN AS: 85  
HAMLIN HWY F/K/A 227  
HAMLIN HWY MOSCOW, PA  
18444

PROPERTY ID: 22-0-0034-0014

TITLE TO SAID PREMISES IS VESTED IN KENNETH F. HOOVER AND GLENDA J. HOOVER, HIS WIFE AS TENANTS BY ENTIRETY BY DEED FROM CHARLES SWINGLE AND ELSIE SWINGLE, HIS WIFE, DATED JULY 11, 1980 RECORDED AUGUST 13, 1980 IN BOOK NO. 372 PAGE 384 KENNETH F. HOOVER IS DECEASED, DATE OF DEATH WAS MAY 16, 2021

Seized and taken in execution as property of:  
Glenda J Hoover 130 Academy Street Apt 301 MOSCOW PA 18444

Execution No. 637-Civil-2022

Amount \$194,346.86 Plus additional costs

September 8, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Nicole C. Rizzo Esq

**11/3/2023 • 11/10/2023 • 11/17/2023**

**SHERIFF'S SALE  
DECEMBER 6, 2023**

By virtue of a writ of Execution instituted by: Manitoli, 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 6th day of December, 2023 at 10:00 AM in the Conference Room on the third

floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, as laid out and plotted upon a map entitled "Map Showing Lands of Wayne Carnall and Shirley Carnall & Locust Grove Co." last review June 7, 2007, bearing the name and seal of William F. Schoenagel, PLS, which map is duly recorded in Wayne County Map Book 109, at Page 644, which premises is more particularly bounded and described as follows:

BEGINNING at a point in the Pennsylvania Power and Light Company Project Boundary Line, said point by South thirty-seven (37) degrees nineteen (19) minutes West eighty-six and sixty-six hundredths (86.66) feet from Monument 529 in said Boundary Line; thence along said Boundary Line South thirty-seven (37) degrees nineteen 919) minutes West seventy-five and three tenths (75.3) feet to a corner of Lot No. 318; thence along the northerly line of said Lot No. 318 North sixty-two (62) degrees twenty 920) minutes fifty-six (56) seconds West one hundred five and fifty-six hundredths (106.56) feet to the easterly side of lakeside Road; thence along the easterly side of Lakeside Road North thirty-one (31) degrees twenty-eight (28)

minutes East ninety-nine and forty-two hundredths (99.42) feet to a corner, thence South forty-nine (49) degrees forty-four (44) minutes seventeen (17) seconds East one hundred fourteen and thirty-four hundredths (114.34) feet to the point and place of BEGINNING.

CONTAINING 0.22 acres more or less and being Lot No. 317R; formerly Lot No. 317, the southerly one-half of Lot No. 316 and Parcel A in the Locust Grove Section of Sandy Shore Development, as outlined in said Schoenagel map recorded in Book No. 109, at Page 64 on July 24, 2007, and approved by the Paupack Township Board of Supervisors on July 12, 2007.

TAX PARCEL: #19-0-0010-02410.-

ADDRESS BEING KNOWN AS: 101 Lakeside Road, Lakeville, PA 18438

Seized and taken in execution as property of: KSJDLH LLC 101 Lakeside Road LAKE ARIEL PA 18436

Execution No. 308-Civil-2023 Amount \$567,132.11 Plus additional costs

September 13, 2023 Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE: That all claims to the property will

be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.  
ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

John D. Michelin Esq.

11/10/2023 • 11/17/2023 • 11/24/2023

**SHERIFF'S SALE  
DECEMBER 13, 2023**

By virtue of a writ of Execution instituted by: JPMorgan Chase Bank, National Association issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of December, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in the Township of Oregon, County of Wayne and

Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a one-half (1/2") inch rebar set on the Westerly side of a thirty (30) foot wide private road on the line of lands of Irving and Lucille Wallach (Wayne County Deed Book 277, Page 1063) and Jesse J. Young, Jr. and Susan L. Young (Wayne County Deed Book 510, Page 823); thence South eighty-seven (87) degrees twenty-seven (27) minutes forty-nine (49) seconds West three hundred twenty-nine and seven hundredths (329.07) feet, and traveling along a stone wall to an iron pipe found in the stone wall in the line of lands of Wilber W. Jr and Patricia Peterson (Wayne County Deed Book 357, Page 203); thence along the lands of Peterson and the stone wall, North three (03) degrees twenty-eight (28) minutes thirty-six (36) seconds West four hundred seventy-six and forty-seven hundredths (476.47) feet to a one-half (1/2") rebar set in the stone wall; thence through the lands of the grantor, North eighty-eight (88) degrees nine (09) minutes thirty-five (35) seconds East three hundred twenty-six and forty-three hundredths (326.43) feet to a 1/2" inch rebar set on the Westerly side of the above mentioned private road; thence along Westerly side of said private road South five (05) degrees twenty-eight (28) minutes forty-one (41) seconds East three hundred fifty-five and forty-five hundredths (355.45) feet to a pipe and South one (01) degree fourteen

(14) minutes thirty-nine (39) seconds West one hundred seventeen and seventy-one hundredths (117.71) feet to the point and place of BEGINNING.

CONTAINING 3.625 acres and depicted as Lot 2 in accordance with map of survey made by Tim A. Jones, Professional Land Surveyor, dated September 10, 1990, and recorded in Wayne County Map Book 76, at Page 112.

ALSO GRANTING AND CONVEYING unto the grantees herein named, their heirs and assigns, the right, liberty and privilege of ingress, egress and regress along, over and upon a certain private road running from Township 562 to the above described premises in common, however, with the grantors herein, their heirs and assigns, and other persons lawfully using said private road.

SUBJECT TO the following covenants, conditions and restrictions:

1. The former Grantors, for themselves, their heirs and assigns, covenant with the Grantees herein, for themselves, their heirs and assigns, that no junked cars or appliances shall be kept or stored on the premises and garbage, trash or other household refuse shall be properly and promptly disposed of by the Grantees, their heirs and assigns. The above premises are designated as parcel number 17-225-13.14 on the tax maps of

Oregon Township, Wayne County, Pennsylvania.

ALSO GRANTING AND CONVEYING to the Grantees, their heirs and assigns, all of the Grantors' right, title and interest in an oil and gas lease between John May and Heather May, husband and wife, and Chesapeake Appalachia, L.L.C., dated May 20, 2008, Memorandum of Oil and Gas Lease recorded in Wayne County Record Book 3546 at Page 312, paid-up oil & gas lease recorded in Wayne County Record Book 4018 at Page 337, as assigned to Statoilhydro USA Onshore Properties, Inc., by Assignment and Conveyance recorded in Wayne County Record Book 3666 at Page 17, insofar as the oil and gas lease pertains to the property herein described, with the exception that the Grantors shall retain all previously paid bonus/lease monies.

SUBJECT TO the aforesaid oil and gas lease and assignment, as set forth above.

TAX MAP NO. 17-0-0225-0013.0014

ADDRESS BEING KNOWN AS:  
5 Wild Acres Drive, Honesdale, PA 18431

Seized and taken in execution as property of:  
Richard F. Horak 5 Wild Acres Drive HONESDALE PA 18431  
Amanda Horak 5 Wild Acres Drive HONESDALE PA 18431

Execution No. 347-Civil-2022  
Amount \$234,786.70 Plus  
additional costs

September 13, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Samantha Gable Esq.

11/17/2023 • 11/24/2023 • 12/1/2023

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**CIVIL ACTIONS FILED**


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*FROM OCTOBER 28, 2023 TO NOVEMBER 3, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2007-21577	CREECH IRIS M	11/01/2023 10:03	SATISFACTION	—
2016-20024	LH REED & SONS INC	11/01/2023 2:17	SATISFACTION	—
2017-20140	MOLLOY CONAL L	10/31/2023 1:47	SATISFACTION	—
2017-20140	COTTER EILEEN MARIE	10/31/2023 1:47	SATISFACTION	—
2017-20331	B&R COLLISION CORP	11/01/2023 2:17	SATISFACTION	—
2018-20015	MOLLOY CONAL L	10/31/2023 1:47	SATISFACTION	—
2018-20015	COTTER EILEEN MARIE	10/31/2023 1:47	SATISFACTION	—
2018-20503	BUCON RONALD	10/31/2023 1:47	SATISFACTION	—
2018-20503	BUCON EUGENIA	10/31/2023 1:47	SATISFACTION	—
2018-21071	BUTLER DAVID RONALD	10/31/2023 10:03	SATISFACTION	—
2019-20304	LIPKOWSKI DAWN	11/01/2023 2:17	SATISFACTION	—
2019-20504	MOLLOY CONAL L	10/31/2023 1:47	SATISFACTION	—
2019-20504	COTTER EILEEN MARIE	10/31/2023 1:47	SATISFACTION	—
2019-20684	BUCON RONALD	10/31/2023 1:47	SATISFACTION	—
2019-20684	BUCON EUGENIA	10/31/2023 1:47	SATISFACTION	—
2020-20500	MOLLOY CONAL L	10/31/2023 1:47	SATISFACTION	—
2020-20500	COTTER EILEEN MARIE	10/31/2023 1:47	SATISFACTION	—
2022-00448	UNKNOWN HEIRS, SUCCESSORS, ASSIGNS & ALL PERSONS FIRMS OR	10/30/2023 12:43	WRIT OF EXECUTION	142,535.31
2022-20309	MAXWELL MONIQUE	10/31/2023 1:47	SATISFACTION	—
2022-20716	BUCCI ANTHONY	11/03/2023 12:13	WRIT OF EXECUTION	1,345.15
2022-20716	HONSDALE NATIONAL BANK THE GARNISHEE	11/03/2023 12:13	GARNISHEE/WRIT EXEC	1,345.15
2023-00350	HORST JASON	11/02/2023 2:35	DEFAULT JUDGMENT	4,699.75
2023-00429	MARTIN ASHLEY	11/01/2023 12:04	DEFAULT JUDGMENT	2,541.65
2023-00430	SKINNER DARREN W	11/01/2023 11:59	DEFAULT JUDGMENT	4,622.61
2023-00431	ROGAN DAWN	11/01/2023 12:10	DEFAULT JUDGMENT	1,989.90
2023-00437	ABEL ERIC J SR	11/01/2023 12:24	DEFAULT JUDGMENT	3,564.08
2023-00438	ABEL ERIC J SR	11/01/2023 12:34	DEFAULT JUDGMENT	4,083.18
2023-00462	HORST JASON D/B/A	11/01/2023 12:17	DEFAULT JUDGMENT	8,038.82
2023-00462	HORST WELDING & AUTOMOTIVE	11/01/2023 12:17	DEFAULT JUDGMENT	8,038.82
2023-20266	BRAXTON SELECT PROPERTIES LLC GRANTOR	11/01/2023 2:17	SATISFACTION	—
2023-20266	MARTIN MALCOLM LLC GRANTEE	11/01/2023 2:17	SATISFACTION	—
2023-20294	LAMBERTONS ADVANCED MASONRY	11/03/2023 11:10	SATISFACTION	—
2023-20419	FLAMISH CLIFF	10/31/2023 1:47	SATISFACTION	—
2023-20419	PINCHEK ALLISON	10/31/2023 1:47	SATISFACTION	—
2023-20420	FLAMISCH CLIFF	10/31/2023 1:47	SATISFACTION	—
2023-20420	PINCHEK ALLISON	10/31/2023 1:47	SATISFACTION	—

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



2023-20562	GERHERT TYSON I III		10/31/2023 2:01 WRIT OF SCIRE FACIAS	—
2023-20562	GERHART NICOLE K		10/31/2023 2:01 WRIT OF SCIRE FACIAS	—
2023-20566	CLYMER JOHN		10/31/2023 2:09 WRIT OF SCIRE FACIAS	—
2023-20567	BOJNOSKI JONATHAN		10/31/2023 2:15 WRIT OF SCIRE FACIAS	—
2023-20571	FLAMISCH CLIFF '		10/31/2023 1:47 SATISFACTION	—
2023-20571	PINCHEK ALLISON		10/31/2023 1:47 SATISFACTION	—
2023-20731	DAVIS FRED J		10/31/2023 10:40 MUNICIPAL LIEN	359.22
2023-20732	WILMINGTON SAVINGS AND FUND		10/31/2023 10:40 MUNICIPAL LIEN	407.28
2023-20733	KELLY BRYAN		10/31/2023 11:58 JP TRANSCRIPT	5,387.20
2023-20734	CASTELLANO SHANE M		11/01/2023 10:03 JUDGMENT	2,362.25
2023-20735	RAMOS EMMANUELLE		11/01/2023 10:03 JUDGMENT	1,640.25
2023-20736	DALESSIO JOHN P		11/01/2023 10:03 JUDGMENT	1,600.25
2023-20737	ABEL KESHIA		11/01/2023 12:13 MUNICIPAL LIEN	441.04
2023-20737	DOMONIQUE WILSON		11/01/2023 12:13 MUNICIPAL LIEN	441.04
2023-20738	FOWLER OIL COMPANY INC		11/01/2023 12:30 TAX LIEN	100,890.31
2023-20739	DEAN FOWLER SERVICE STATION		11/01/2023 12:30 TAX LIEN	7,770.57
2023-20740	SEMINARIO PAINTING		11/01/2023 12:30 TAX LIEN	6,527.88
2023-20741	STOURBRIDGE BISTRO LLC		11/01/2023 12:30 TAX LIEN	14,125.54
2023-20742	CROCI ANTHONY		11/02/2023 2:18 JUDGMENT	2,500.00
2023-20743	CROCI COLTON ANTHONY		11/02/2023 2:18 JUDGMENT	58,122.63
2023-20744	PIERCE TONYA		11/02/2023 2:18 JUDGMENT	2,500.00
2023-20745	DE SANTIS GUY		11/03/2023 12:54 MUNICIPAL LIEN	741.08
2023-20745	DESANTIS GUY		11/03/2023 12:54 MUNICIPAL LIEN	741.08
2023-20746	WHITE JALON J		11/03/2023 2:49 JUDGMENT	6,897.21
2023-40063	PERSIN DANIEL OWNER	P	10/30/2023 3:17 STIP VS LIENS	—
2023-40063	GURIN BETH OWNER	P	10/30/2023 3:17 STIP VS LIENS	—
2023-40063	MODERN CATSKILLS LLC CONTRACTOR		10/30/2023 3:17 STIP VS LIENS	—
2023-40064	GREGORY DANIEL OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40064	GREGORY CORI OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40064	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40064	A&A EXCAVATING CONTRACTOR		11/03/2023 1:57 STIP VS LIENS	—
2023-40065	GREGORY DANIEL OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40065	GREGORY CORI OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40065	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40065	TALLMAN MASONRY INC CONTRACTOR		11/03/2023 1:57 STIP VS LIENS	—
2023-40066	GREGORY DANIEL OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40066	GREGORY CORI OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40066	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57 STIP VS LIENS	—
2023-40066	KILLAM CONSTRUCTION CONTRACTOR		11/03/2023 1:57 STIP VS LIENS	—

2023-40067	GREGORY DANIEL OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40067	GREGORY CORI OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40067	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40067	BATES ELECTRIC CONTRACTOR		11/03/2023 1:57	STIP VS LIENS	—
2023-40068	GREGORY DANIEL OWMER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40068	GREGORY CORI OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40068	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40068	LH REED AND SONS CONTRACTOR		11/03/2023 1:57	STIP VS LIENS	—
2023-40069	GREGORY DANIEL OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40069	GREGORY CORI OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40069	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57	STIP VS LIENS	—
2023-40069	RENEGADE ROOFING & CONSTRUCTION LLC CONTRACTOR		11/03/2023 1:57	STIP VS LIENS	—
2023-40070	GREGORY DANIEL OWNER	P	11/03/2023 1:57	STIP VS LIEN	—
2023-40070	GREGORY CORI OWNER	P	11/03/2023 1:57	STIP VS LIEN	—
2023-40070	DREAM BUILDERS SERVICES LLC OWNER	P	11/03/2023 1:57	STIP VS LIEN	—
2023-40070	DREAM BUILDERS SERVICES LLC CONTRACTOR		11/03/2023 1:57	STIP VS LIEN	—

### CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00548	CAVALRY SPV I LLC	PLAINTIFF	10/30/2023	—
2023-00548	ANNABLE SHANNON	DEFENDANT	10/30/2023	—
2023-00549	CALALRY SPV I LLC	PLAINTIFF	10/30/2023	—
2023-00549	BUNTING GERALD W	DEFENDANT	10/30/2023	—
2023-00551	SPRING OAKS CAPITAL SPV LLC	PLAINTIFF	10/31/2023	—
2023-00551	PRICE RODNEY	DEFENDANT	10/31/2023	—

### CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00550	ACCELERATED INVENTORY MANAGEMENT LLC	PLAINTIFF	10/31/2023	—
2023-00550	PABON MATTHEW	DEFENDANT	10/31/2023	—
2023-00550	LLEWELLYN KIMBERLY	DEFENDANT	10/31/2023	—

### MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00560	LLEWELLYN KIMBERLY	PLAINTIFF	11/03/2023	—
2023-00560	UNITED COLLECTION BUREAU INC	DEFENDANT	11/03/2023	—

**PETITION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00552	1998 CHEVROLET LUMINA RED VIN 2G1WL52M1W9321177	PETITIONER	10/31/2023	—
2023-00552	DONEGAN DENNIS	PETITIONER	10/31/2023	—
2023-00552	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/31/2023	—
2023-00553	2016 FORD ESCAPE GREY	PETITIONER	10/31/2023	—
2023-00553	DONEGAN DENNIS	PETITIONER	10/31/2023	—
2023-00553	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/31/2023	—
2023-00554	2009 CHEVROLET IMPALA WHITE 2G1WT57N391220033	PETITIONER	10/31/2023	—
2023-00554	DONEGAN DENNIS	PETITIONER	10/31/2023	—
2023-00554	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/31/2023	—
2023-00555	2013 CHEVROLET EQUINOX RED 2GNFLGEK2D6127924	PETITIONER	10/31/2023	—
2023-00555	DONEGAN DENNIS	PETITIONER	10/31/2023	—
2023-00555	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/31/2023	—
2023-00556	2005 BMW 330XI WHITE VIN #WBZEW53475PN36813	PETITIONER	10/31/2023	—
2023-00556	DONEGAN DENNIS	PETITIONER	10/31/2023	—
2023-00556	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	10/31/2023	—
2023-00559	BRI MAR DUMP TRAILER VIN 43YDC1422CC091346	PETITIONER	11/02/2023	—
2023-00559	BRUNDAGE MICHAEL	RESPONDENT	11/02/2023	—
2023-00559	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/02/2023	—

**PRAE WRIT SUMMONS/CV**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00562	SAKMAR ALEXANDER	PLAINTIFF	11/03/2023	—
2023-00562	SAKMAR JESSICA HIS WIFE	PLAINTIFF	11/03/2023	—
2023-00562	ZABLOCKY EXCAVATING LLC	DEFENDANT	11/03/2023	—
2023-00562	ZABLOSKY SCOTT	DEFENDANT	11/03/2023	—

**REAL PROPERTY — LANDLORD/TENANT DISPUTE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00561	WIERSIELIS EDWARD	PLAINTIFF	11/03/2023	—
2023-00561	MCHALE KIM	DEFENDANT	11/03/2023	—
2023-00561	MCHALE KELLIE	DEFENDANT	11/03/2023	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00558	KUBIAK JENNY	PLAINTIFF	11/01/2023	—
2023-00558	SOUTHARD THERESSA	DEFENDANT	11/01/2023	—

**MORTGAGES AND DEEDS**

*RECORDED FROM NOVEMBER 6, 2023 TO NOVEMBER 9, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

<b>GRANTOR</b>	<b>GRANTEE</b>	<b>LOCATION</b>	<b>AMOUNT</b>
SAMSON ERIC MADONNASAMSON CORINNE SAMSON CORINNE MADONNA	CITIZENS BANK	LEHIGH TOWNSHIP	91,000.00
CAMP CAITLIN	HONSDALE NATIONAL BANK	HONSDALE BOROUGH	30,000.00
PIZZOLA MATTHEW PIZZOLA ANDREA	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONSDALE BOROUGH	349,920.00
EIFERT MARK W	NEPA ALLIANCE BUSINESS FINANCE CORPORATION N E P A ALLIANCE BUSINESS FINANCE CORP	TEXAS TOWNSHIP	2,012,000.00
NOBLE BRADLEY AKA NOBLE BRADLEY S AKA	COMMUNITY BANK	PRESTON TOWNSHIP	141,800.00
HAMLIN PROPERTY LLC AKA HAMLIN PROPERTY L L C AKA HAMLIN PROPERTIES LLC AKA HAMLIN PROPERTIES L L C AKA	HONSDALE NATIONAL BANK	SALEM TOWNSHIP	190,000.00
GRANT CHRISTINE ANNE	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONSDALE BOROUGH	85,000.00
GALINSKY MICHAEL GALINSKY KELLY	CITIZENS SAVINGS BANK	CLINTON TOWNSHIP	50,000.00
GALES JONATHAN TULLY	HOUSING & URBAN DEVELOPMENT	PRESTON TOWNSHIP	29,122.24
ANDERSON WILLIAM	DIME BANK	TEXAS TOWNSHIP	157,500.00
VEGA CHRISTOPHER VEGA KRISTINA MARIE AKA VEGA KRISTINA AKA	P SECU P SEC U	PAUPACK TOWNSHIP	50,000.00
CASANOVA THOMAS C CASANOVA LISA A	NBT BANK N B T BANK	LAKE TOWNSHIP	100,000.00
SLOCUM ROBERT JASON SLOCUM ROGER	HONSDALE NATIONAL BANK	LEHIGH TOWNSHIP	56,000.00
ALLEN KEVIN D ALLEN JODI M	WAYNE BANK	SCOTT TOWNSHIP	50,000.00
DODGE RUSSELL T	HOUSING & URBAN DEVELOPMENT	SOUTH CANAAN TOWNSHIP	5,283.60
DAVIS CHRISTINE M DAVIS MATTHEW H	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONSDALE BOROUGH	134,900.00
PREYOR JAZMIN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS MORTGAGE RESEARCH CENTER VETERANS UNITED HOME LOANS	SALEM TOWNSHIP	249,600.00

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

MARSHALL CARLY Y	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS SUMMIT MORTGAGE CORPORATION	HONESDALE BOROUGH	218,250.00
LOGAN MARY KAY	DIME BANK	DREHER TOWNSHIP	2,200,000.00
D&H BREWERY RE LLC D & H BREWERY R E L L C	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	400,000.00
SHULTZ CARL JOSEPH	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NOVUS HOME MORTGAGE	HAWLEY BOROUGH	195,000.00
CAVARRETTA CAROLYN	HOMESTEAD FUNDING CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	232,800.00
ZAHNER RICHARD C ZAHNER CHERYL A	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	270,000.00
PIZANO KENNETH BRIAN JR PIZANO LAUREN ROSE	FNCB BANK F NCB BANK	PAUPACK TOWNSHIP	920,000.00
DELPRIORE MARCO DELPRIORE KRISTINA	CARDINAL FINANCIAL COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	230,775.00
ONE TWO ZERO EIGHT EAST ST LLC ONE TWO ZERO EIGHT EAST ST L L C	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ECF FUND I LLC E C F FUND I L L C	HONESDALE BOROUGH	202,500.00
WALLER DWAYNE STEPHEN WALLER CHARMEN NISHEE	CROSSCOUNTRY MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	216,000.00
HAMES ZACHARY HAMES BROOKE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS GUILD MORTGAGE COMPANY LLC GUILD MORTGAGE COMPANY L L C	DAMASCUS TOWNSHIP	247,500.00
POLITO GABRIEL PONCE	REALFI HOME FUNDING CORP MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	STERLING TOWNSHIP	170,050.00
BSH ENTERPRISES LLC B S H ENTERPRISES L L C	DIME BANK	PALMYRA TOWNSHIP	60,000.00

## DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
KEAN DIANE L	PREDMORE KELLY L KEAN JAMES M	TEXAS TOWNSHIP	
KINSLEY ROBERT E	SAMSON ERIC MADONNASAMSON CORINNE SAMSON CORINNE MADONNA	LEHIGH TOWNSHIP	LOT 208
RIVERA AMADOR RIVERA JUDITH	IRIZARRY IRENE	LEHIGH TOWNSHIP	
BEHLEN DAVID G BEHLEN DIANE	PIZZOLA MATTHEW PIZZOLA ANDREA	HONESDALE BOROUGH	

CURIEL JORGE U AKA	MELGAR JUAN JOSE	LAKE TOWNSHIP	
CURIELGONZELEZ JORGE AKA	MELGAR MARIA LOURDES	LAKE & MANCHESTER TWPS	
GONZELEZ JORGE CURIEL AKA		MANCHESTER TOWNSHIP	
CURIELGONZALEZ JORGE AKA		MANCHESTER & LAKE TWPS	
GONZALEZ JORGE CURIEL AKA			
SCHWARTZ ALEXANDER	PARAMASHIVAIAH DARSHAN THIMLAPURA	PAUPACK TOWNSHIP	LOT 406
NOBLE BRADLEY	NOBLE BRADLEY S AKA NOBLE BRADLEY AKA	PRESTON TOWNSHIP	
SPRAGUE DONALD P	MARSHALL CAROL	TEXAS TOWNSHIP 1 & 2	
PACZKOWSKI PATRICIA A	PHALEN TIMOTHY A PHALEN CAROL ANN	PAUPACK TOWNSHIP	LOT 60
WISS SCOTT	NANGEL CRAIG	LAKE TOWNSHIP	
WISS CHRISTINE	NANGEL SHARON		LOT 3989
TIGHE PATRICK L	FAIRWAY CONSTRUCTION NINE LLC	LAKE TOWNSHIP	
TIGHE JEANNE M	FAIRWAY CONSTRUCTION NINE LLC		LOT 4339
PHILLIPS HENRY LEE AKA	PHILLIPS HENRY LEE	LEHIGH TOWNSHIP	
PHILLIPS HENRY K AKA	PHILLIPS JASON		
U S BANK TRUST TR BY AF	CASANOVA THOMAS C	LAKE TOWNSHIP	
HUDSON HOMES MANAGEMENT LLC AF	CASANOVA LISA A		
HUDSON HOMES MANAGEMENT L L C AF			LOT 2014
BIRMINGHAM MARY A	BIRMINGHAM MARY A BIRMINGHAM KATHLEEN	SALEM TOWNSHIP	LOT 162
KORN SUSAN M	KORN KEVIN TR CHILDREN OF THE KORN FAMILY TRUST	SALEM TOWNSHIP	LOT 778
KRISOVITCH JENNIFER	JERSKE FREDERICK	LAKE TOWNSHIP	
JERSKE JENNIFER	JERSKE JENNIFER		
JERSKE FREDERICK			
KRISOVITCH HEATHER			
ROMANOWSKI PATRICIA			
ZIMMERMAN PATRICIA			
DOYLE MICHAEL J AGENT	SLOCUM ROBERT JASON	LEHIGH TOWNSHIP	
WOODLING H GLEN AKA BY AGENT	SLOCUM ROGER		
WOODLING HAROLD GLEN AKA BY AGENT			
BRESSET JONATHAN	BRESSET JONATHON	HONESDALE BOROUGH	
BRESSET AMARIS	BRESSET AMARIS		
CORDOBA FELIX	PREYOR JAZMIN	SALEM TOWNSHIP	LOT 300
NOLAN JEAN A	MARSHALL CARL Y Y	HONESDALE BOROUGH	
LUSARDI VINCENT J AKA	HOMAN MARTIN	STERLING TOWNSHIP	
LUSARDI VINCENT AKA	HOMAN MARYANNE		
LUSARDI GEMMA			
CARROLL JAMES STUART	CARROLL PATRICIA	WAYMART BOROUGH	
CARROLL PATRICIA			
RIVERA RICK	RIVERA RICK	PAUPACK TOWNSHIP	
RIVERA CAROL	RIVERA JAY		
RIVERA JAY			LOT 235
ATHOS INVESTMENTS LLC	QUADLIN NICOLE RENEE	PALMYRA TOWNSHIP	
ATHOS INVESTMENTS L L C			

KAEPPEL STEVEN P	BAYRAMOFF SAIT	MOUNT PLEASANT TOWNSHIP	
	BAYRAMOFF CATHERINE		
DEHAVEN NICOLE LEA	SHULTZ CARL JOSEPH	HAWLEY BOROUGH	
DEHAVEN GEORGE KENNETH IV			
RUSSELL WILLIAM M	REISINGER EUGENE F	PAUPACK TOWNSHIP	
RUSSELL SANDRA A	REISINGER JACQUELINE H		
RUSSELL SANDRA M			LOT 2 A
SCHMECK ARTHUR E	SCHMECK ARTHUR E	PAUPACK TOWNSHIP	LOT 263R
DOUGHERTY PATRICK JAMES EXR	DOUGHERTY PATRICK JAMES	PALMYRA TOWNSHIP	
DOUGHERTY JAMES J EST AKA			
DOUGHERTY JAMES JOSEPH			
EST AKA			
DOUGHERTY JAMES EST AKA			
DOUGHERTY PATRICK JAMES			
DOUGHERTY PATRICK JAMES EXR	DOUGHERTY PATRICK JAMES	HAWLEY BOROUGH	
DOUGHERTY JAMES J EST AKA			
DOUGHERTY JAMES JOSEPH			
EST AKA			
DOUGHERTY JAMES EST AKA			
DOUGHERTY PATRICK JAMES			
MURRAY IRENE	MURRAY FRANCIS MICHAEL	PAUPACK TOWNSHIP	LOT 21
BORKOWSKI STEVEN CHARLES	CAVARRETTA CAROLYN	PAUPACK TOWNSHIP	
VASTA NICHOLAS	FREAD BARBARA	PAUPACK TOWNSHIP	
	MANDRIK EDWARD J JR		LOT 143
TUCKER DAVID SR	ZAHNER RICHARD C	LAKE TOWNSHIP	
TUCKER DAWN	ZAHNER CHERYL A		
KSJDLH LLC	PIZANO KENNETH BRIAN JR	PAUPACK TOWNSHIP	
K S J D L H L L C	PIZANO LAUREN ROSE		LOT 317R
BOLLES DAVID ALAN	BOLLES DAVIS ALAN	HAWLEY BOROUGH	
BELSKY KIMBERLY	BELSKY KIMBERLY		
CAREY EUGENE	WISS SCOTT	SALEM TOWNSHIP	
CAREY CHRISTINE	WISS CHRISTINE		LOT 5
FOX BERNADETTE C EXR	GILL VICTORIA	STERLING TOWNSHIP	
MATTHEW CHARLES F EST			LOT 14
NEMO JOHN	WHEELER MELVIN	STERLING TOWNSHIP	
NEMO LAURA			LOT 30
SCHANEN MITCHELL JAY	DELPRIORE MARCO	PAUPACK TOWNSHIP	
SCHANEN DEBRA J	DELPRIORE KRISTINA		LOT 138
SWINGLE JESS L	RODER JOHN JR	LAKE TOWNSHIP	
	RODER PATRICIA S		LOT B
RODER JOHN J R	RODER JOHN J R	LAKE TOWNSHIP	
RODER PATRICIA S	RODER PATRICIA S		LOT 1RAB
FOLBRECHT NATHAN BY AF	CUNNING DAVID	PAUPACK TOWNSHIP	
KRAJKOVICH KYLE AF	CUNNING JACQUELINE JEAN		LOT S 1B
FLYNN JAMES P	FLYNN KATHLEEN E	CHERRY RIDGE TOWNSHIP	
NARATH WILLIAM	WALLER DWAYNE	PAUPACK TOWNSHIP	
NARATH BEATA	WALLER CHARM EN		
EDEN ROBERT	EDEN ROBERT	DAMASCUS TOWNSHIP	
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MATHEWS NATHAN W	HAMES ZACHARY	DAMASCUS TOWNSHIP	
MATHEWS SALLEE R	HAMES BROOKE		
LAMBSON PAUL M			
LAMBSON SUVI CATRIONA			
HYNYNEN			

SMITH MICHELLE ADM AKA	POLITO GABRIEL PONCE	STERLING TOWNSHIP
SMITH MICHELLE ANN ADM AKA		
TAYOUN JOHN P EST AKA		
TAYOUN JOHN PAUL EST AKA		
GATTO SAMANTHA	TOMAINO ANTHONY	DREHER TOWNSHIP
	CASSETORI JILLIAN	LOT 1
STABEN GORDON R	KRUIZE KIMBERLY	HONESDALE BOROUGH
PARFITT RAYMOND	PARFITT RAYMOND	MANCHESTER TOWNSHIP
	PARFITT BRIAN RAYMOND	
	PARFITT GLENN RAYMOND	
	OLSEN HOLLIRAE PARFITT	

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## COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

*November 20, 2023–November 24, 2023*

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### Monday, November 20, 2023

Trial term

### Wednesday, November 22, 2023

9:00 AM  
Central Court

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9:00 AM  
PFA  
491-2023-DR Preziosi v. Preziosi

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

### Thursday, November 23, 2023

Courthouse Closed-Thanksgiving

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## CUSTODY CALENDAR

*November 20, 2023–November 24, 2023*

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### Wednesday, November 22, 2023

1:00 PM  
Russo v. Russo 39-2019-DR  
Divorce Hearing(Zimmerman)



**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**

*November 20, 2023–November 24, 2023*

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**Monday, November 20, 2023**

Status Conferences

9:00 319-2023-CV Dongvort v. Comm of PA Goldenziel/Mottola

9:15 327-2023-CV McGlone v. Sura Clark/Pro Se

9:30 419-2023-CV Reflection Lakes v. Echevarria Clause/Pro Se

9:45 421-2023-CV Reflection Lakes v. Mercado Clause/Martin

10:00 433-2023-CV Patten v. Patten Bugaj/Martin

10:15 436-2023-cv Valet v. Spring Valley Pro Se/Mulcahey/Bohanski

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11:00 AM

IN Re: F.L. 36-2021-JV

Placement Review Hearing

DA/Martin II

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**Tuesday, November 21, 2023**

9:30 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

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11:00 AM

Dependency

Permanency Review

7-9-2023-DP

L.H.; A.H. & L. H.

Henry/Martin II/ Taylor

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1:00 PM

Allen v. WC Tax Claim Bureau 190-2023-CV

Hearing on Nunc Pro Tunc Petition to Vacate Judicial Tax Sale and Objections to the Sale of Property

Treat/Krajcovich

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**Wednesday, November 22, 2023**

10:00 AM

In Re: D.H. 54-2022-JV

Dispositional Review Hearing

DA/Herlands

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11:30 AM

IN Re: A.T. 31-2023-JV

Adjudication/Delinquency & Disposition

DA/Zimmerman

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1:00 PM

Estate of Senft 89-2023-OCD

Hearing on Motion to approve Sale

Ellis/Treat

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**Thursday, November 23, 2023**

Courthouse Closed-Thanksgiving

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