

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

March 8, 2024

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Honesdale, PA



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**Court of Common Pleas
22nd Judicial District:**

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

The Legal Journal of Wayne County
contains decisions of the Wayne County
Court, legal notices, advertisements &
other matters of legal interest.
It is published every Friday by the
Wayne County Bar Association.



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

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Prorated subscriptions available

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Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Thomas Ralph Atkinson, a/k/a Thomas Atkinson, a/k/a Thomas R. Atkinson, who died on January 21, 2024, late resident of Honesdale, PA 18431, to Margaret C. Atkinson, Administratrix 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 Margaret C. Atkinson, Administratrix c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

3/8/2024 • 3/15/2024 • 3/22/2024

ESTATE NOTICE

Estate of Clinton J. Osborne, Jr.
AKA Clinton Jacob Osborne
Late of Honesdale Borough
ADMINISTRATOR
Christopher Thomas Osborne
257 York Avenue
Waynesboro, VA 22980
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/8/2024 • 3/15/2024 • 3/22/2024

ESTATE NOTICE

Estate of Debra M. Schuman
AKA Debra Marie Schuman AKA
Debra Schuman
Late of Cherry Ridge Township
EXECUTOR
John H. Schuman
82 Cadjaw Pond Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/8/2024 • 3/15/2024 • 3/22/2024

ESTATE NOTICE

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of Sally Hawley, late of Equinunk, Wayne County, Pennsylvania, who died

May 24, 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 Executor, Mark H. Hawley, and his attorneys, Hourigan, Kluger & Quinn, P.C., 600 Third Avenue, Kingston, PA 18704.

3/8/2024 • 3/15/2024 • 3/22/2024

ADMINISTRATOR'S NOTICE

ESTATE OF GERHARD BURGER, late of Texas Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Heidi C. Wohlmacher a/k/a Heidi Wohlmacher, of 30 Prompton View, Prompton, PA 18456. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

3/1/2024 • 3/8/2024 • 3/15/2024

ESTATE NOTICE

Estate of Norman R. Meunier
AKA Norman Robert Meunier
Late of Pleasant Mount, Wayne County, PA
EXECUTOR
Lisa A. Breese
P.O. Box 503
New Milford, CT 06776

3/1/2024 • 3/8/2024 • 3/15/2024

ESTATE NOTICE

Estate of Victoria S. Picciano
AKA Victoria Sylvia Picciano
Late of Hawley Borough

EXECUTOR

Larry Hawkins
192 Sharpe Avenue
Staten Island, NY 10302
ATTORNEY
Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

3/1/2024 • 3/8/2024 • 3/15/2024

ESTATE NOTICE

Estate of George Barrass
Late of Spring Hill, Florida
ADMINISTRATOR
Regina Farrell-Hayne a/k/a Regine
Rose Farrell-Hayne
594 Smith Loop
Pikeville, TN 37367
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/1/2024 • 3/8/2024 • 3/15/2024

ESTATE NOTICE

Estate of Deborah Lee Allen
AKA Deborah Keleher Allen
Late of Hawley Borough
ADMINISTRATOR
Damien R. Allen
26236 Whispering Leaves Dr.
Newhall, CA 91321
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

3/1/2024 • 3/8/2024 • 3/15/2024

ESTATE NOTICE

Estate of Valerie Journeaux Harvey
Powell

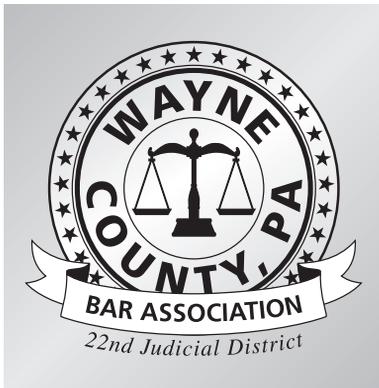
Powell, Valerie Journeaux Harvey
late of Oregon Twp., PA. David
Harvey, 53 Kennedy Road,
Honesdale, PA 18431,
Administrator.

2/23/2024 • 3/1/2024 • 3/8/2024

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted to
Shannon Shylkofski, Executrix of
the Estate of Gary Robert Stinnard
a/k/a Gary Stinnard a/k/a Gary R.
Stinnard, late of Wayne County,
Honesdale, PA 18431, who died on
December 23, 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, Shannon Shylkofski, c/o
Arielle Larson, Esquire, 1133 Main
Street, Honesdale, PA 18431.

2/23/2024 • 3/1/2024 • 3/8/2024



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

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

**SHERIFF'S SALE
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing, 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 20th day of March, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or lot of land, situate, lying and being in the Township of Berlin, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

PROPERTY ADDRESS: 5 E
SHORE LANE BEACH LAKE,
PA 18405

PARCEL NUMBERS: 01-0-0002-
0050.-

IMPROVEENTS: RESIDENTIAL
DWELLING

Seized and taken in execution as
property of:
Brian Daniel O'Grady, In his

capacity as heir of Richard J
O'Grady 5 East Shore Lane
BEACH LAKE PA 18405
Devin R O'Grady In His Capacity
as heir of Richard J. O'Grady
Inmate No. 2023-00256
Lackawanna County Prison 1371
N Washington Avenue
SCRANTON PA 18509
Keith Patrick O'Grady, In His
Capacity as Heir of Richard J.
O'Grady 60 Oak Bend Rd
NEWBURG PA 17240
Unknown Heirs, Successors,
Assigns and all Persons, Firms, or
Associaions Claiming Right, Titile,
or Interest From or Under Richard
J. O'Grady 5 E Shore Lane
BEACH LAKE PA 18405

Execution No. 175-Civil-2023
Amount \$154,389.30 Plus
additional costs

December 26, 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

2/23/2024 • 3/1/2024 • 3/8/2024

**SHERIFF'S SALE
MARCH 20, 2024**

By virtue of a writ of Execution
instituted by: PNC 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 20th day of March,
2024 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of
Honesdale the following property,
viz:

**ALL THAT CERTAIN LOT OF
LAND SITUATE IN TOWNSHIP
OF LEHIGH, COUNTY OF
WAYNE AND COMMONWEALTH
OF PENNSYLVANIA.**

**IMPROVEMENTS CONSIST OF
A RESIDENTIAL DWELLING.**

**BEING PREMISES: 40
TOBYHANNA ROAD,
GOULDSBORO, PA 18424**

TAX MAP #14-0-0371-010.-

CONTROL #020307

Seized and taken in execution as

property of:

Nancy J. Penny 40 Tobyhanna Road GOULDSBORO PA 18424
Charles Sivak 40 Tobyhanna Rd GOULDSBORO PA 18424
Daniel J. Sivak 40 Tobyhanna Rd. GOULDSBORO PA 18424

Execution No. 625-Civil-2022
Amount \$87,876.98 Plus additional costs

December 26, 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.

Danielle DiLeva Esq.

2/23/2024 • 3/1/2024 • 3/8/2024

**SHERIFF'S SALE
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: Amerihome Mortgage Company, 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 20th day of March, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL the following described piece or parcel of land situate, lying and being in the Township of Buckingham, bounded and described as follows, to wit:

BEGINNING In the center of the Highway leading from Lake Como to Kinneyville;

JOHN
REGAN
Licence
AU#003156-L

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reganauctions@yahoo.com

Thence along the land of said Herman Todd, North 11 degrees 30 minutes West 107 feet to a soft maple tree on the bank of the Kinneyville Creek;

Thence North 71 degrees East 172 feet to a point in said creek and on the line of land of Felix I. Menhennett;

Thence along said line, South 19 degrees 45 minutes East 105 feet to the center of said Highway;

Thence along center of said Highway, South 71 degrees 45 minutes West 184 feet to the place of BEGINNING.

CONTAINING 71.5 square rods of land, be the same more or less and as the compass needle pointed April 1st, 1953, in accordance with a survey made by Leonard L. LaBarr on this date.

Being Parcel No. 03-152-61

The grantees to have the right and privilege to maintain the spring and pipe water to their house from the spring above said lot on lower side of said road.

Being known as: 73 Wallerville Road, Lake Como, Pennsylvania 18437.

Title to said premises is vested in Cody E. Bronson by deed from The Estate of Pearl T. Todd, a/k/a Pearl Todd, by Roberta Sidle and Valerie Fox, Co-Executrices dated April 12, 2019 and recorded April 22, 2019 in Deed Book 5457, Page 1 Instrument Number 201900002091.

Seized and taken in execution as property of:

Cody E. Bronson 73 Wallerville Road LAKE COMO PA 18437

Execution No. 218-Civil-2022
Amount \$132,415.53 Plus
additional costs

December 26, 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.**

Nathalie Paul Esq.

2/23/2024 • 3/1/2024 • 3/8/2024

**SHERIFF'S SALE
MARCH 20, 2024**

By virtue of a writ of Execution instituted by: M & T Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public

Sale, on Wednesday the 20th day of March, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN LOT OF LAND SITUATE IN TOWNSHIP OF SALEM, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 15 VAN LEUVEN ROAD, LAKE ARIEL, PA 18436

PROPERTY MAP NUMBER: 22-0-0031-0042.-

CONTROL NUMBER: 100423

Seized and taken in execution as property of:
Gul Nawaz 15 Van Leuvan Road
LAKE ARIEL PA 18436

Execution No. 338-Civil-2023
Amount \$172,532.12 Plus
additonal costs

December 26, 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.

Danielle DiLeva Esq.

2/23/2024 • 3/1/2024 • 3/8/2024

**SHERIFF'S SALE
MARCH 27, 2024**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Company as the Certificate Holders of the Soundview Home Loan Trust 2005-DO1, Assetg-Backed Certicates, Series 2005-DO1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 27th day of March, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece, parcel or tract of land situate, lying and being in Gouldsboro, in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, shown outlined with

brown upon blueprint map filed in Map Book 13, page 187, and bounded and described as follows, to wit:

BEGINNING at a point in the easterly line of Second Street, said point being distant two hundred sixty-four (264) feet, measured South five (5) degrees twenty-two (22) minutes East from a concrete monument corner, common to land now or formerly of Varona Pisco and land now or formerly of the Delaware, Lackawanna and Western Railroad Company; thence North eighty-four (84) degrees thirty-eight (38) minutes East a distance of one hundred seventy-five (175) feet, more or less, to a point; thence south thirteen (13) degrees three (03) minutes West a

distance of eighty-four and thirty-two (84.32) feet, more or less, to a point; thence South eight-four degrees thirty-eight minutes West a distance of one hundred forty-eight and thirty-three one hundredths (148.33) feet, more or less, to a point in said easterly line of Second Street; thence along said line of Second Street North five (5) degrees twenty-two (22) minutes West a distance of eighty (80) feet to the point of beginning.

Title to said Premises vested in Thomas L. Glancey by Deed from Cory M. Bell dated January 6, 2005 and recorded on February 3, 2005 in the Wayne County Recorder of Deeds in Book 2706, Page 26 as Instrument No. 200500001221.

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www.OlsommerClarke.com

Being known as: 37 2nd Street,
Gouldsboro, PA 18424

Tax Parcel Number: 14-0-0020-
0140.-

Seized and taken in execution as
property of:
Thomas L. Glancey 37 2nd Street,
GOULDSBORO PA 18424

Execution No. 126-Civil-2019
Amount \$94,623.85 Plus additional
costs

December 28, 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.**

Nathalie Paul, Esq.

3/1/2024 • 3/8/2024 • 3/15/2024

**SHERIFF'S SALE
MARCH 27, 2024**

By virtue of a writ of Execution
instituted by: Platinum Home
Mortgage Corp. issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will be
exposed to Public Sale, on
Wednesday the 27th day of March,
2024 at 10:00 AM in the
Conference Room on the third floor
of th Wayne County Courthouse in
the Borough of Honesdale the
following property, viz:

ALL those two certain piece or
parcels of land situate, lying and
being in the Township of Oregon,
County of Wayne, and State of
Pennsylvania, bounded and
described as follows:

PARCEL I: BEGINNING at a
corner adjoining lands of James
Lovellass; thence running south 80
degrees west 143 perches to a
hemlock; thence north 12 ½ degrees
west 60 perches to a stake; thence
north 80 degrees east 143 perches to
a beech; thence south 12 ½ degrees
east 60 perches to the place of
BEGINNING. CONTAINING 53
acres and 100 perches.

EXCEPTING AND RESERVING
7 acres and 120 square rods which
Ernest B. Heerdegen, by deed
dated July 7, 1916, recorded in
Wayne County Deed Book 108,
page 407, granted and conveyed to
C.E. Gibbs.

PARCEL II: BEGINNING at the
northeast corner of land conveyed
by the heirs of William Penwarden
to C.E. Gibbs; thence along land of

B. Eighmy and E.A. Skinner, south 12 ½ degrees east 88.2 rods to a wall corner; thence along land of E.B. Herdigan, South 78 ½ degrees west 14 rods to a stones corner; thence by land of C.E. Gibbs, north 12 ½ degrees west 88.2 rods to a stones corner; and thence along lands of Henry Tamblyn, north 78 ½ degrees east 14 rods to the place of BEGINNING. CONTAINING 7 acres and 114 square rods of land.

SUBJECT to the terms of a certain right of way agreement dated September 9, 1961, recorded in Wayne County Deed Book 227, page 153, from E.B. Heerdegan, et al to Big Eddy Telephone Company.

EXCEPTING AND RESERVING 33.8 acres which Joseph H. Olver, et ux., by deed dated July 28, 1971, recorded in Wayne County Deed Book 269, page 388, granted and conveyed to Halina Corporation, together with the right of way more fully set forth in said deed (see Wayne County Map Book 16, pages 98 and 99).

EXCEPTING AND RESERVING 2.0 acres which Joseph H. Olver, widower, by deed dated June 2, 1978, recorded in Wayne County Deed Book 347, page 993, granted and conveyed to Bjorge Bertelsen, et ux., together with the right of way more fully set forth in said deed (see Wayne County Map Book 37, page 121).

BEING the same premises which Heffelfinger (formerly Ruth I.

Dapper), Executrix of the Estate of Joseph H. Olver granted and conveyed to Wilbur W. Peterson, Jr. and Patricia Peterson by deed dated October 31, 1998 and recorded January 19, 2006 in Wayne County Record Book 2960, page 238. The said Wilbur W. Peterson, Jr. departed this life on January 11, 2013 thereby vesting title to his surviving spouse, Patricia Peterson, by operation of law.

ALSO BEING THE SAME PREMISES which Patricia Peterson, by deed dated December 10, 2015, and recorded in Wayne County Record Book 4954, page 217, granted and conveyed unto Ellen M. Cole, the Grantor herein.

EXCEPTING AND RESERVING 7.98 acres which Ellen M. Cole, by deed dated December 29, 2015, and recorded in Wayne County Record Book 4954, page 221, granted and conveyed to Frankie Crookes.

THE resulting parcel herein conveyed is more particularly bounded and described as follows:

ALL that certain piece or parcel of land situate, lying and being in the Township of Oregon, County of Wayne, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of the parcel herein described, being a common corner of lands now or formerly Rogers (Record Book 2029, page 53);

thence South 75 degrees 18 minutes 15 seconds West 531.62 feet to a found monument; thence along lands now or formerly Wilderness Management LLP (Record Book 1543, page 336) North 14 degrees 35 minutes 23 seconds West 50.00 feet to a found monument; thence along lands now or formerly Manno (Record Book 4384, page 36) the following three (3) courses and distances: (1) North 75 degrees 18 minutes 10 seconds East 150.00 feet to a found monument; (2) North 14 degrees 35 minutes 30 second West 580.81 feet to a found monument; and (3) South 75 degrees 18 minutes 10 seconds West 150 feet to a found monument; thence along lands now or formerly Wilderness Management LLP (Record Book 1543, page 336) the following two (2) courses and distances: (1) North 14 degrees 35 minutes 31 seconds West 367.98 feet to a stone corner found and (2) North 75 degrees 59 minutes 00 seconds East 295.11 feet to a stone corner found; thence along lands now or formerly Crookes (Record Book 4954, page 221) the following three (3) courses and distances: (1) South 14 degrees 54 minutes 40 second s East 60.00 feet to a set rebar marker; (2) North 75 degrees 59 minutes 00 seconds East 230.28 feet to a set rebar marker; and (3) South 15 degrees 08 minutes 58 seconds East 121.63 feet to a found rebar; thence along lands now or formerly Horak (Record Book 4747, page 93) South 15 degrees 08 minutes 58 seconds East 476.65 feet to a found monument, thence

along lands now or formerly Carney (Record Book 2042, page 114), South 14 degrees 26 minutes 59 seconds East 223.26 feet to a found monument; thence continuing along lands of Carney South 14 degrees 54 minutes 53 seconds East 110.95 feet to the place of BEGINNING.

CONTAINING 9.81 acres and being designated as "Remaining Lands" as surveyed by Rutherford Surveying, an approved map of said survey dated November 13, 2015, being recorded in Wayne County Map Book 122, page 86.

PROPERTY ADDRESS: 33
CARNEY ROAD, HONESDALE,
PA 18431-7921

Seized and taken in execution as property of:
Keith Clarich 720 Texas Palmyra Highway, HAWLEY PA 18428
Kandi Clarich 33 Carney Road, HONESDALE PA 18431

Execution No. 541-Civil-2018
Amount \$117,462.45 Plus
additional costs
January 23, 2024
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

3/1/2024 • 3/8/2024 • 3/15/2024

**SHERIFF'S SALE
APRIL 3, 2024**

By virtue of a writ of Execution instituted by: Vanderbilt Mortgage and Finance, Inc., issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

Beginning at a pipe for a corner in the Easterly edge of a proposed 50 foot private drive leading in a Northerly direction from State Highway Route No. 63016, which

State High- way leads from Route No. 196 to the Village of Cortez, Pennsylvania, the said point or place of Beginning, being referenced also as South 85 degrees and 30 minutes West 20.0 feet from the Northwesterly corner of lands or premises now or formerly of Norman W. Batzel, the said point or place of Beginning being also the Southwesterly corner of the lands or premises hereinafter described; thence, along the Easterly edge or boundary of the said proposed private drive, North 5 degrees and 40 minutes East 264.0 feet to a pipe for a corner on the line of other lands of former Grantors in the chain of title, Otis Eldred Swingle et Ux., and intended to be conveyed unto Byron P. Rosengrant et Ux.; thence, along the line of lands intended to be conveyed unto the said Byron P. Rosengrant et Ux., North 85 degrees and 30 minutes East 336.0 feet to a pipe for a corner; thence, through other lands of the former Grantors in the chainof title, Otis Eldred Swingle et Ux., South 5 degrees and 40 minutes West 264.0 feet to a pipe for a corner on the line of lands now or formerly of John Walsh et Ux.; thence, partially along the line of lands now or formerly of the said John Walsh et Ux., and those of the hereinbefore referred to Norman W. Batzel, South 85 degrees and 30 minutes West 336.0 feet to a pipe for a corner, the point or place of Beginning. Containing two acres of land, be the same more or less, and also known as 27 Oriole Lane, the description therefor being in accordance with a

survey made by George E. Ferris, R.S. on March 9, 1973 for which a map is recorded in Wayne County Map Book No. 25 at Page 115.

FOR INFORMATION ONLY:
Parcel No. 12-0-0056-0027

Being also known as 110 Oriole Lane, Lake Ariel, PA 18436

Said lot, piece or parcel of land contains a certain 2004 Fleetwood Mobile Home, VIN VAFL319A59594-BHB/VA, FL319B59594-BHB.

Seized and taken in execution as property of:

All Unknown Heirs, Successors and Assigns and All Persons, Firms, or Associations Claiming Right, Tilt or Interest From or Under Susan A. Bird, Deceased 110 Oriole Lane LAKE ARIEL PA 18436

Execution No. 290-Civil-2023
Amount \$47,554.86 Plus additional costs

February 5, 2024
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

3/8/2024 • 3/15/2024 • 3/22/2024

**SHERIFF'S SALE
APRIL 3, 2024**

By virtue of a writ of Execution instituted by: The Bank of NY Mellon, Successor to the Bank of NY, not in its Indv. Capacity but Solely as Trustee on behalf of the Holders of the CIT Mtg. Loan Trust, 2007-1 Asset-Backed Certificates, Series 2007-1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain lot or tract of land, situate in the Township of Preston, County of Wayne and State of Pennsylvania, bounded and described as follow:

PARCEL 1:

BEGINNING at a corner of lands now or formerly of Henrietta Chamberlain; thence along said line north sixty-three (now sixty-seven) and a degree east fifty-eight (58) rods to iron pin corner; thence south twenty seven (now twenty-three) degrees East four (4) rods to iron pin corner; thence south sixty-three (now sixty-seven and a half) degrees west fifty-eight (58) rods to corner thence north twenty seven (now twenty three) degrees west four (4) rods to the place of beginning; containing one and one half (1 1/2) acres of land, be the same more or less, together with all of their right, title and interest in and to a right of way as reserved in a deed from Jesse E. Temperton to Lela S. Dibble.

PARCEL 2:

ALL that certain piece or parcel of land lying, situate and being in the Township of Preston, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at and iron pin, being the Northeast corner of the land herein conveyed, and being also the Southeast corner of other lands of the Grantees herein (formerly Temperton); thence through lands of the Grantors South 27 degrees 00 minutes 00 seconds East 79.45 feet to an iron pin and South 63 degrees 00 minutes 00 seconds West 957.00 feet to a corner in Spruce Lake; thence North 27 degrees 00

minutes 00 seconds West 79.45 feet to a corner in Spruce Lake; thence along premises of the Grantees herein North 63 degrees 00 minutes 00 seconds East 957.00 feet to the place of BEGINNING.

CONTAINING 1.74 acres as surveyed in August, 1986 by Ronald J. Gruzsky, R.L.S., an approved map of said survey being recorded in Wayne County Map Book 59, Page 99. The premises herein conveyed are designated on said map as Lot 1, to be considered as an addition to the adjoining lands of the Grantees (formerly Temperton) more fully described in Wayne County Deed Book 447, page 701.

Being the same premises conveyed to Cy John Woodmansee from John R. Woodmansee and Carol S. Woodmansee by Warranty Deed dated 9/8/2005 and recorded 9/9/2005 as Instrument or Book/Page No. 2857/352 of the Wayne County Clerk's Office.

BEING KNOWN AS: 1025
CROSSTOWN HIGHWAY,
POYNTELLE, PA 18454

PROPERTY ID NUMBER: 20-0151-0016.0001- & 20-0151-0016.0002-

BEING THE SAME PREMISES
WHICH JOHN R.
WOODMANSEE AND CAROL S.
WOODMANSEE BY DEED
DATED 9/8/2005 AND
RECORDED 9/9/2005 IN THE
OFFICE OF THE RECORDER OF

DEEDS IN DEED BOOK
VOLUME 2857 AT PAGE 352,
GRANTED AND CONVEYED
UNTO CY JOHN
WOODMANSEE.

Seized and taken in execution as
property of:
Cy John Woodmansee 1025
Crosstown Highway POYNTELLE
PA 18454

Execution No. 41-Civil-2023
Amount \$449,858.87 Plus
additonal costs

January 10, 2024
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE
NOTICE:

That all claims to the property will
be filed with the sheriff before the
sale and all claims to the proceeds

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

3/8/2024 • 3/15/2024 • 3/22/2024

CIVIL ACTIONS FILED

FROM FEBRUARY 17, 2024 TO FEBRUARY 23, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2012-00586	TRABALKA DEBRA	2/20/2024 11:00	WRIT OF EXECUTION	8,618.32
2012-00586	PEOPLES SECURITY BANK & TRUST COMPANY DISSOLVED 1/15/19	2/20/2024 11:00	WRIT EXEC/GARNISHEE	—
2012-20144	HOWARD GARY WALLACE JR	2/20/2024 12:08	SATISFACTION	—
2021-00490	UNKNOWN HEIRS OF ALICE V ANGERMEYER DECEASED	2/23/2024 2:38	DEFAULT JUDGMENT	195,644.65
2021-00490	BROCK WILLIAM J	2/23/2024 2:38	DEFAULT JUDGMENT	195,644.65
2021-00490	BROCK SHERI AKA	2/23/2024 2:38	DEFAULT JUDGMENT	195,644.65
2021-00490	BROCK SHERI L IND & IN HER CAP AS HEIR OF ALICE V ANGERMEYER	2/23/2024 2:38	DEFAULT JUDGMENT	195,644.65
2021-00490	COWARD SUSAN SOLELY IN HER CAP AS HEIR OF ALICE V ANGERMEYER	2/23/2024 2:38	DEFAULT JUDGMENT	195,644.65
2021-00490	UNKNOWN HEIRS OF ALICE V ANGERMEYER DECEASED	2/23/2024 2:27	—	—
2021-00490	UNKNOWN HEIRS OF ALICE V ANGERMEYER DECEASED	2/23/2024 2:45	WRIT OF EXECUTION	195,644.65
2021-00490	BROCK WILLIAM J	2/23/2024 2:45	WRIT OF EXECUTION	195,644.65
2021-00490	BROCK SHERI AKA	2/23/2024 2:45	WRIT OF EXECUTION	195,644.65
2021-00490	BROCK SHERI L IND & IN HER CAP AS HEIR OF ALICE V ANGERMEYER	2/23/2024 2:45	WRIT OF EXECUTION	195,644.65
2021-00490	COWARD SUSAN SOLELY IN HER CAP AS HEIR OF ALICE V ANGERMEYER	2/23/2024 2:45	WRIT OF EXECUTION	195,644.65
2022-20285	CLANAK ZORAN	2/21/2024 8:38	SATISFACTION	—
2022-20435	KISSKADEE LLC	2/21/2024 8:38	SATISFACTION	—
2023-00281	SCHULTZ ED	2/20/2024 11:58	DEFAULT JUDGMENT	14,019.84
2023-00454	COMPTON ROBERT EXECUTOR OF THE ESTATE OF	2/22/2024 1:05	WRIT OF EXECUTION	172,441.19
2023-00454	SISCO EDWARD T	2/22/2024 1:05	WRIT OF EXECUTION	172,441.19
2023-00540	DENUNZIO FRANK L	2/20/2024 3:24	DEFAULT JUDGMENT	109,521.53
2023-00540	DENUNZIO FRANK L	2/20/2024 3:27	WRIT OF EXECUTION	109,521.53
2023-00587	ROCHIN JONATHAN	2/20/2024 2:57	DEFAULT JUDGMENT	1,773.91
2023-00654	RIVERA EDWIN	2/21/2024 12:00	WRIT OF EXECUTION	15,854.18
2023-20071	DUDA ALEXIS	2/23/2024 1:34	SATISFACTION	—
2023-20456	KEASTEAD KENNETH	2/21/2024 8:50	WRIT OF SCIRE FACIAS	—
2023-20456	KEASTEAD DENISE	2/21/2024 8:50	WRIT OF SCIRE FACIAS	—
2023-20461	CLANAK ZORAN	2/21/2024 8:38	SATISFACTION	—
2023-20472	PRUSZYNSKI REMIGIUSZ	2/21/2024 8:38	SATISFACTION	—
2023-20680	BIG BASS LAKE INC	2/21/2024 8:38	SATISFACTION	—

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

2023-20697	KARKAT MOHAMMAD	2/21/2024 8:38	SATISFACTION	—
2023-20705	VILLANI LINDA	2/21/2024 8:38	SATISFACTION	—
2023-20706	VILLANI LINDA	2/21/2024 8:38	SATISFACTION	—
2023-20812	MOHAWK TRAIL LLC	2/21/2024 8:39	SATISFACTION	—
2024-00005	VANGAASBECK JUDY EXEC OF EST OF HELEN SHENKO	2/20/2024 1:31	WRIT OF EXECUTION	3,757.00
2024-20090	MFAC MERGER SUB INC	2/20/2024 3:04	AUTH TO REMOVE LIEN	—
2024-20099	HICKS WILLIE	2/22/2024 11:18	WRIT OF SCIRE FACIAS	—
2024-20128	SOUTHERTON SCOTT	2/22/2024 2:48	WRIT OF EXECUTION	3,332.67
2024-20144	TAKACS JEAN	2/20/2024 12:08	JUDGMENT	20,219.57
2024-20145	SEMINARIO PAINTING LLC	2/20/2024 1:14	FEDERAL TAX LIEN	18,597.04
2024-20146	TROXELL JOANNE	2/20/2024 3:28	MUNICIPAL LIEN	455.02
2024-20147	HEIRS OF PARUL SHAH	2/21/2024 9:13	MUNICIPAL LIEN	901.88
2024-20147	UNKNOWN HEIRS OF PARUL SHAH	2/21/2024 9:13	MUNICIPAL LIEN	901.88
2024-20147	SHAH PARUL	2/21/2024 9:13	MUNICIPAL LIEN	901.88
2024-20148	S&T WEALTH MANAGEMEN ADMINISTRATOR	2/21/2024 9:54	MUNICIPAL LIEN	650.92
2024-20148	BUCON RONALD ESTATE OF	2/21/2024 9:54	MUNICIPAL LIEN	650.92
2024-20149	GINGOLD JAY S	2/21/2024 10:22	FEDERAL TAX LIEN	38,483.54
2024-20150	REYNOLDS SEAN ROBERT	2/23/2024 1:34	JUDGMENT	2,199.00
2024-20151	GUTLEBER ELISE	2/23/2024 1:34	JUDGMENT	6,686.50
2024-20152	ONEILL MATTHEW J	2/23/2024 1:34	JUDGMENT	7,193.50
2024-20153	SIMPSON RANDILEI	2/23/2024 1:34	JUDGMENT	1,374.00
2024-20154	JAMES HOLLY	2/23/2024 1:35	JUDGMENT	2,709.00
2024-20155	ZIELINSKI MICHAEL	2/23/2024 1:35	JUDGMENT	623.50
2024-40010	GREG KOVALESKI MASONRY & EXCAVATING CONTRACTOR	2/21/2024 2:50	STIP VS LIEN	—
2024-40011	ERB THERESA MAUREEN BLACK OWNER	P 2/20/2024 2:51	STIP VS LIENS	—
2024-40011	BLACK THERESA MAUREEN ERB OWNER	P 2/20/2024 2:51	STIP VS LIENS	—
2024-40011	ERB PHILIP ADAM OWNER	P 2/20/2024 2:51	STIP VS LIENS	—
2024-40011	FRITZ BROS INC CONTRACTOR	2/20/2024 2:51	STIP VS LIENS	—
2024-40012	ERB THERESA MAUREEN BLACK OWNER	P 2/20/2024 2:52	STIP VS LIENS	—
2024-40012	BLACK THERESA MAUREEN ERB OWNER	P 2/20/2024 2:52	STIP VS LIENS	—
2024-40012	ERB PHILIP ADAM OWNER	P 2/20/2024 2:52	STIP VS LIENS	—
2024-40012	SCHNEIDER ELECTRIC LLC CONTRACTOR	2/20/2024 2:52	STIP VS LIENS	—
2024-40013	ERB THERESA MAUREEN BLACK OWNER	P 2/20/2024 2:53	STIP VS LIENS	—
2024-40013	BLACK THERESA MAUREEN ERB OWNER	P 2/20/2024 2:53	STIP VS LIENS	—
2024-40013	ERB PHILIP ADAM OWNER	P 2/20/2024 2:53	STIP VS LIENS	—
2024-40013	HISTEDS JIM PLUMBING & HEATING INC CONTRACTOR	2/20/2024 2:53	STIP VS LIENS	—
2024-40013	JIM HISTEDS PLUMBING & HEATING INC A/K/A CONTRACTOR	2/21/2024 2:53	STIP VS LIENS	—

2024-40014	ERB THERESA MAUREEN BLACK OWNER	P	2/21/2024 2:53	STIP VS LIENS	—
2024-40014	BLACK THERESA MAUREEN ERB OWNER	P	2/21/2024 2:53	STIP VS LIENS	—
2024-40014	ERB PHILIP ADAM OWNER	P	2/21/2024 2:53	STIP VS LIENS	—
2024-40014	SHORTENS INC GENERAL CONTRACTOR		2/21/2024 2:53	STIP VS LIENS	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00077	DISCOVER BANK	PLAINTIFF	2/22/2024	—
2024-00077	YACKOBOVICZ ROSEMARY M	DEFENDANT	2/22/2024	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00075	JULIA RIBAUDO HEALTHCARE GROUP LLC D/B/A	PLAINTIFF	2/20/2024	—
2024-00075	JULIA RIBAUDO EXTENDED CARE CENTER	PLAINTIFF	2/20/2024	—
2024-00075	HENDERSON BARBARA A IND & RES REP FOR B HENDERSON	DEFENDANT	2/20/2024	—
2024-00075	HENDERSON DALE IND & RES REP FOR B HENDERSON	DEFENDANT	2/20/2024	—

REAL PROPERTY — LANDLORD/TENANT DISPUTE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00074	FREER CHRISTOPHER	PLAINTI-F	2/20/2024	—
2024-00074	VAN ALLEN SUE	DEFENDANT	2/20/2024	—
2024-00074	SPRY AMY	DEFENDANT	2/20/2024	—
2024-00074	SPRY ROBERT	DEFENDANT	2/20/2024	—
2024-00074	MILLER DAVE	DEFENDANT	2/20/2024	—
2024-00076	FREER CHRISTOPHER	PLAINTIFF	2/22/2024	—
2024-00076	VAN ALLEN SUE	DEFENDANT	2/22/2024	—
2024-00076	SPRY AMY	DEFENDANT	2/22/2024	—
2024-00076	SPRY ROBERT	DEFENDANT	2/22/2024	—
2024-00076	MILLER DAVE	DEFENDANT	2/22/2024	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00078	COBB HELEN	PLAINTIFF	2/23/2024	—
2024-00078	NEER AUDREY A	DEFENDANT	2/23/2024	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 26, 2024 TO MARCH 1, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
PEARSON BRUCE ERIC PEARSON ELLEN CAROL	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
PEARSON SAMUEL JAMES			197,880.00
KACER LIDDIE	WAYNE BANK	WAYMART BOROUGH	30,000.00
HEINLY NATHAN	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	
HEINLY SARAH			360,000.00
ALFANO JAMES	WAYNE BANK	PAUPACK TOWNSHIP	
ALFANO JACQUELINE			166,400.00
BRANNING IRENE L	WAYNE BANK	PRESTON TOWNSHIP	50,000.00
PALERMO BRIAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
PALERMO LAURA	AMERISAVE MORTGAGE CORPORATION		188,000.00
ZARKOS AMY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ROCKET MORTGAGE	LAKE TOWNSHIP	130,067.00
LEVANDOWSKI JORDAN MATTHEW	ESSA BANK & TRUST E S S A BANK & TRUST	TEXAS TOWNSHIP 1 & 2	460,000.00
MARCINKOWSKI THOMAS	SUMMIT MORTGAGE CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CANAAN TOWNSHIP	393,400.00

Information: \$183,200.00	Consideration: \$183,200.00
Mortgagor: ARGEROPOULOS, CHRYSANTHIE A 2 - ARGEROPOULOS, MICHAEL A	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
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Information: \$257,500.00	Consideration: \$257,050.00
Mortgagor: MARKE, NEDZBEDIN 2 - MARKE, RAMIJE	Mortgagee: JPMORGAN CHASE BANK 2 - J P MORGAN CHASE BANK

Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
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Information: \$223,850.00	Consideration: \$223,850.00
Mortgagor: WRIGHT, LYNN M	Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - LOAN DEPOT COM

Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
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Information:	Consideration: \$0.00
Mortgagor: DICKIE, DAVID D 2 - DICKIE, LISA STEWART 3 - STEWARD DICKIE, LISA	Mortgagee: HONESDALE NATIONAL BANK

Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
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For further information on these listings, call the Recorder of Deed's office at 570-253-5970 ext. 4040.

Information: \$244,000.00 Mortgagor: MONTAUREDES, STEPHEN P	Consideration: \$244,000.00 Mortgagee: FNCB BANK 2 - F N C B BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: \$65,500.00 Mortgagor: DIXON, ELLYN 2 - DERK, ELLYN	Consideration: \$65,500.00 Mortgagee: FNCB BANK 2 - F N C B BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP
Information: \$142,221.59 Mortgagor: TREAT, JEFFERY S	Consideration: \$142,221.59 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SOUTH CANAAN TOWNSHIP
Information: \$105,000.00 Mortgagor: BALLENTINE, EUSEBIUS 2 - MILLESON, MONIQUE	Consideration: \$105,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: \$107,000.00 Mortgagor: ANTHONY, RALPH 2 - ANTHONY, STACY	Consideration: \$107,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: \$110,000.00 Mortgagor: GOBEN, KENNETH L 2 - GOBEN, BOBBI JO	Consideration: \$110,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 2
Information: \$110,000.00 Mortgagor: STIEFEL, DEBRA	Consideration: \$110,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: \$129,498.00 Mortgagor: COPE, DONALD	Consideration: \$129,498.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - NEW DAY FINANCIAL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: \$150,000.00 Mortgagor: LENZ, RONALD A 2 - LENZ, RAYNELL	Consideration: \$150,000.00 Mortgagee: BATES, MICHAEL RUDOLPH AKA 2 BATES, MICHAEL AKA 3 BATES, MICHAEL R AKA 4 SCHEER, KATHERINE 5 BATES, ROBERT
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: Mortgagor: HAJEK, MATTHEW	Consideration: \$0.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP

Information: 450,000.00 Mortgagor: DEKERIS, VINCENT J 2 DEKERIS, SUSAN E 3 DEKERIS, AMY L BY AGENT 4 DEKERIS, SUSAN AGENT 5 DEKERIS, MICHAEL V BY AGENT 6 DEKERIS, VINCENT J AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$450,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Municipality BERLIN TOWNSHIP
Information: 95,277.91 Mortgagor: SINAWA, CARL G AKA 2 - SINAWA, CARL AKA 3 - SINAWA, ELAINA ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$0.00 Mortgagee: TWENTY FIRST MORTGAGE CORPORATION Municipality MOUNT PLEASANT TOWNSHIP
Information: Mortgagor: PETERSON, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$0.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
WOODLAND HILLS ASSOCIATION INC	WOODLAND HILLS ASSOCIATION INC	PAUPACK TOWNSHIP	LOT 58
FARRELLHAYNE REGINA EXR AKA HAYNE REGINA FARRELL EXR AKA HAYNE REGINA ROSE FARRELL EXR AKA FARRELLHAYNE REGINA ROSE EXR AKA	KORNFELD JENNIFER C	SALEM TOWNSHIP	
BARRASS GEORGE EST			LOT 246
YURCHAK STEPHEN	ALBANESE PETER R	PAUPACK TOWNSHIP	
YURCHAK DORIS	ALBANESE CHRISTINE A		LOT 1
OCONNOR CARY	PEARSON BRUCE ERIC PEARSON ELLEN CAROL PEARSON SAMUEL JAMES	LAKE TOWNSHIP	LOT 2312
PROVENZANO FRANCOISE	MCNAMARA JOSEPH FRANCIS TR FRANCOISE PROVENZANO TRUST	LAKE TOWNSHIP	LOT 3766
SCHILLING EDWARD A	RAMSBURGH JAMES RAMSBURGH ANASTASIA	PAUPACK TOWNSHIP	LOT 326
PANTHER MOUNTAIN LODGE INC	THORNTON JOSEPH THORNTON MARILYN THORNTON JOSEPH THORNTON JASON	CLINTON TOWNSHIP 1 CLINTON 1 & CLINTON 2 TWPS CLINTON TOWNSHIP 2 CLINTON 2 & CLINTON 1 TWPS	
EMERSON BEACH LAND HOLDINGS LLC EMERSON BEACH LAND HOLDINGS L L C	WEST POND LAKE HOUSE LLC WEST POND LAKE HOUSE L L C	LEHIGH TOWNSHIP	LOT 2R

KOZLOWSKI PAUL KOZLOWSKI NOREEN	PELUSO MICHAEL A PELUSO LINDA	SCOTT TOWNSHIP	
COLOMBARONI RICHARD S	COLOMBARONI RICHARD S COLOMBARONI DEBORAH L	BUCKINGHAM TOWNSHIP	
SNIP S N I P	BUSH RICHARD WILLIAM BUSH DIANE	PAUPACK TOWNSHIP	LOT 26
STAGLIANO TRACEY L AKA STAGLIANO TRACEY AKA	STAGLIANO JAMES STAGLIANO TRACEY	LAKE TOWNSHIP	LOT 885
MURPHY ELIZABETH MCKEAN PADUA BONNIE K	SMITH WYMAN SMITH SANDRA	CHERRY RIDGE TOWNSHIP	LOT A
SMITH WYMAN AKA SMITH WYMAN J AKA	SMITH WYMAN SMITH SANDRA	TEXAS TOWNSHIP 1 & 2 TEXAS 1&2 & CHERRY RIDGE TWPS	LOT 128R
SMITH SANDRA AKA SMITH SANDRA J AKA		CHERRY RIDGE TOWNSHIP CHERRY RIDGE & TEXAS 1&2 TWPs	LOT 128R
BURROWS HELEN D	ALFANO JAMES ALFANO JACQUELINE	PAUPACK TOWNSHIP	LOT 83
BETHANY UNITED METHODIST CHURCH METHODIST EPISCOPAL SOCIETY OF BETHANY	SUSQUEHANNA CONFERENCE OF UNITED METHODIST UNITED METHODIST CHURCH	BETHANY BOROUGH	
SUSQUEHANNA CONFERENCE OF UNITED METHODIST UNITED METHODIST CHURCH	BETHANY COMMUNITY CHURCH NORTH INC	BETHANY BOROUGH	
GEYER BRIAN	GEYER BRIAN	SALEM TOWNSHIP	LOT 105RA
PALERMO LAURA HOFFMANN LAURA	PALERMO BRIAN PALERMO LAURA	LEHIGH TOWNSHIP	
MORCOM ROBERT D MORCOM ROBERT D	MORCOM ROBERT D MORCOM ROBERT D	SALEM TOWNSHIP SALEM TOWNSHIP	PARCELONE
HERZOG PAULA J HERZOG DAVID J	HERZOG JOSHUA D SCHNEIDER KAITLYN V HERZOG MITCHELL J GREEN JENNIFER J	SOUTH CANAAN TOWNSHIP	
SHELTON WILLIAM R	SHELTON DONNA R EST AKA SHELTON DONNA ROSE EST AKA SHELTON DONNA EST AKA	HONESDALE BOROUGH	
HUBBARD BRADLEY K EXR HUBBARD PATRICIA D EST	HUBBARD BRADLEY K	SCOTT TOWNSHIP	
MATACCHIERA ANGELINA	MATACCHIERA CAESAR	LAKE TOWNSHIP	LOT 4250
MELICK ROBERT MELICK KELLY	FLETCHER REALTY LLC FLETCHER REALTY L L C	PAUPACK TOWNSHIP	LOT 28
ZARKOS ANASTASIOS T HOUSHULTZ PATRICK D	ZARKOS AMY LEVANDOWSKI JORDAN MATTHEW	LAKE TOWNSHIP TEXAS TOWNSHIP 1 & 2	LOT 1993
FRISBIE ROSS OLVER ELIZABETH TR JOHNSON MARIE TR OLVER FAMILY TRUST OLVER ELIZABETH	GAROFALO MICHAEL A MARCINKOWSKI THOMAS E	LAKE TOWNSHIP CANAAN TOWNSHIP	LOT 1

Information: Grantor: RAPP, PHYLLIS Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ARRIGAN REALTY HOLDINGS Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: FRENCH, STUART 2 - FRENCH, NANCY R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: STUART FRENCH IRREVOCABLE FAMILY TRUST 2 - NANCY FRENCH IRREVOCABLE FAMILY TRUST Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 3418 Grantor: SCHNELLER, ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: SCHNELLER, JOHANNA TR 2 - SCHNELLER, ANNE E TR 3 - JOANNE GREEN TRUST 4 - SCHNELLER, ROBERT J JR Municipality LAKE TOWNSHIP
Information: Grantor: COCCODRILLI, GARY J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: COCCODRILLI, KIRSTEN LEE Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: CLAUSS, PETER M TR 2 - CLAUSS, PATRICK J TR 3 - PETER O CLAUSS RESIDUARY TRUST Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$11,450.00 Grantee: CLAUSS, ROBERT JAMES EXR 2 - CLAUSS, JANE P EST Municipality LAKE TOWNSHIP
Information: Grantor: CLAUSS, PETER M TR 2 - CLAUSS, PATRICK J TR 3 - PETER O CLAUSS RESIDUARY TRUST Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,600.00 Grantee: CLAUSS, ROBERT JAMES EXR 2 - CLAUSS, JANE P EST Municipality LAKE TOWNSHIP
Information: Grantor: CLAUSS, PETER M TR 2 - CLAUSS, PATRICK J TR 3 - PETER O CLAUSS RESIDUARY TRUST Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$2,200.00 Grantee: CLAUSS, ROBERT JAMES EXR 2 - CLAUSS, JANE P EST Municipality LAKE TOWNSHIP
Information: LOT 3533 Grantor: OGOFF, MARLA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$229,000.00 Grantee: ARGEROPOULOS, CHRYSANTHIE A 2 - ARGEROPOULOS, MICHAEL A Municipality LAKE TOWNSHIP
Information: Grantor: SHELTON, DONNA R EST AKA 2 - SHELTON, DONNA ROSE EST AKA 3 - SHELTON, DONNA EST AKA 4 - SHELTON, PATRICK ADM 5 - SHELTON, PATRICK G ADM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: SHELTON, TIMOTHY 2 - SHELTON, CALLIE Municipality HONESDALE BOROUGH
Information: LOT 11 Grantor: BOTTIGLIERI, STEPHEN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$9,000.00 Grantee: CHOICE LAND INVESTORS LLC 2 CHOICE LAND INVESTORS L L C 3 LAND SALES FOR CASH Municipality DREHER TOWNSHIP

Information: Grantor: HUNT, CATHERINE T 2 - MARKE, RAMIJE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$265,000.00 Grantee: MARKE, NABZBEDIN Municipality BERLIN TOWNSHIP
Information: LOT 3277 Grantor: WEBER, ROBERT 2 - WEBER, ERIKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$346,000.00 Grantee: SINGH, PINAL 2 - KAKKAR, JAGPREET Municipality LAKE TOWNSHIP
Information: Grantor: AHMED, SUZANNE LANGE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: AHMEND, SUZANNE LANGE 2 - AHMEND, IMRAN Municipality DAMASCUS TOWNSHIP
Information: Grantor: BATES, MICHAEL RUDOLPH EXR AKA 2 - BATES, MICHAEL R EXR AKA 3 - PECK, FRANCIS L EST AKA 4 - PECK, FRANCIS EST AKA 5 - SCHEER, KATHERINE 6 - BATES, ROBERT 7 - BATES, MICHAEL EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: LENZ, RAYNELL 2 - LENZ, RONALD A Municipality HONESDALE BOROUGH
Information: LOT B Grantor: BESTEN, ANTHONY J III 2 - BESTEN, DEBORAH L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BESTEN, COREY A Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 92 Grantor: JCKN PROPERTIES 2 - J C K N PROPERTIES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,000.00 Grantee: MILDE, MATTHEW Municipality PAUPACK TOWNSHIP
Information: Grantor: MYERS, KATHLEEN ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Grantee: BORDIERITTERLY, BARBARA Municipality LAKE TOWNSHIP
Information: Grantor: STEPHENS, TODD J 2 - STEPHENS, RICHELLE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$725,000.00 Grantee: DEKERIS, VINCENT J 2 - DEKERIS, SUSAN E 3 - DEKERIS, MICHAEL V 4 - DEKERIS, AMY L Municipality BERLIN TOWNSHIP
Information: Grantor: ALLYN, MICHAEL HENRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Grantee: KKBB LLC 2 - K K B B L L C Municipality LEHIGH TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 11, 2024–March 15, 2024

Monday, March 11, 2024

9:00 AM
Jury Selection
149-2023-CR Mahan, Richard Katsock
253-2023-CR Sabol, Dennis Weed
341-2022-CR Perricone, Robert Heidecker
106-2022-CR Gerrity, James Brown
29-2023-CR Kristoferson, Edward Burlein

Wednesday, March 13, 2024

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Friday, March 15, 2024

9:00 AM
PFA

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
March 11, 2024–March 15, 2024

Monday, March 11, 2024

9:00 AM
Jury Selection
Racz v Sullum 205-2020-cv Rydzewski/Namey

Tuesday, March 12, 2024

11:00 AM
Dependency

Permanency Review 10-2023-DP A.C.
Anderson/Collins/Martin II/Campbell

Friday, March 15, 2024

11:00 AM
In Re: A. F.
Dispositional Hearing
Anderson/martin II/ J. Ellis/Burlein

ARBITRATION ROOM CALENDAR

March 11, 2024–March 15, 2024

Tuesday, March 12, 2024

1:00 PM
Geyer v. Holdman 291-2022-DR
Divorce Conference (Zimmerman)
Bugaj/Scacchitti

Wednesday, March 13, 2024

1:00 PM
Boltz v. Lasco 491-2020-DR
Divorce Conference (Larson)
Pierangeli/Farrell

Thursday, March 14, 2024

9:30 AM
Corrigan v. Corrigan 26-2022-CV
Hearing (Treat)
Bugaj/Mariotti

Friday, March 15, 2024

9:00 AM – 9:30 AM
Arsenicos v. Arsenicos 371-2023-DR
Conciliation Conference (Karam)
Lalley/Farrell

9:30 AM – 10:00 AM
Rave v. Singh 332-2023-DR
Conciliation conference (Karam)
Martin II/ Mulligan

10:00 AM
Saylor v. Saylor& Dexheimer 45-2024-DR
Conciliation Conference (Karam)
T.Farley/Pro se

10:30 AM
Rella v. Colon 55-2024-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:00 AM
Webster v. Ryan 53-2024-DR
Conciliation Conference (Karam)

11:30 AM
Knight v. Knight n/k/a Scalzitti 94-2023-DR
Conciliation Conference (Karam)
Granahan/Pro Se

1:00 PM
Lotz v. Krupa 484-2023-DR
Conciliation Conference (Karam)
Bugaj/Cali

1:30 PM
Kravits v. Kravits 321-2023-DR
Conciliation Conference (Karam)
Bugaj/Kulick

2:00 PM
Otway v. Otway 570-2019-DR
Conciliation Conference (Karam)
Kobel

2:30 PM
Stevens v. Heller 56-2024-DR
Conciliation Conference (Karam)

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