

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District
December 29, 2023
Vol. 13, No. 44
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.



© 2023 *Legal Journal of Wayne County*

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

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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

Magisterial District Judges

Kay Bates
Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

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Chief Public Defender

Steven Burlein, Esq.

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James Shook
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Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

CRIMINAL CASES

Wayne County District Attorney A.G. Howell announced the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — December 14, 2023

ASHLEY BROWN, age 37, from Scranton, PA was sentenced to no less than 2 months nor more than 23 ½ months incarcerated in the Wayne County Correctional Facility on two counts of Possession of Drug Paraphernalia(M), one count of Driving Without a License (S) and one count of Driving While Operating Privilege Suspended/Revoked (S).

JOSEPH SCHEIBLING, age 33, from Narrowsburg, NY was place on a period of probation for 12 months on one count of Possession of a Controlled Substance (M).

RICHARD ALLEN, age 44, of Hawley, PA was sentenced to no less than 6 months nor more than 12 months incarcerated in the Wayne County Correctional Facility on one count of Possession of Methamphetamine (M), one count of Possession of Drug Paraphernalia (M) and Driving with a Suspended License (M3).

FRANCISCO ARAUJO, age 49, of Honesdale, PA, was on place on probation for a period of 36 months on one count of Driving Under Influence of Alcohol-Highest Rate (2nd offense) (M1) which is to run concurrently with his sentence in Lackawanna County and previous case in Wayne County.

ANDREW JOHANNES, age 40, of Hawley, PA was placed on probation for a period of 6 months on one count of DUI -2nd Offense (M).

JOSEPH BARONE, age 58, of Honesdale, PA was sentenced to no less than 3 days nor more than 12 months incarcerated at the Wayne County Correctional Facility on one count of Simple Assault- Bodily Injury with Deadly Weapon (M2).

ALAN GOLASZEWSKI, age 58, of Brooklyn, NY was sentenced to no less than 72 hours nor more than 6 months incarcerated in the Wayne County Correctional Facility on one count of DUI-Controlled Substance-Metabolite (M).

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.

EXECUTOR'S NOTICE

ESTATE OF Roseanne M. Lesko Dietz, late of Lake Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Debra Ziugzda a/k/a Debra Ann Ziugzda, at 371 Blue Heron Way, Hawley, PA 18428. Ethan C. Wood, Esq., 921 Court Street, Honesdale, PA 18431, Attorney for the Estate.

12/29/2023 • 1/5/2024 • 1/12/2024

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Robert J. McElhenny, late of Dreher Township, Wayne County, Pennsylvania, who died on November 17, 1996. 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 Robert J. McElhenny, 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

12/22/2023 • 12/29/2023 • 1/5/2024

**NOTICE OF
DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the **Estate of Charles A. Gregorski**, Deceased, late of Moscow, Wayne County, Pennsylvania, 18444, who died on February 6, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Patricia J. Gregorski, or John P. Sanderson, III, Attorney for the Estate - Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.

THE SANDERSON LAW FIRM

12/22/2023 • 12/29/2023 • 1/5/2024

ESTATE NOTICE

Estate of Matthew Jacob Hooper
Late of Palmyra Township
EXECUTOR
Elizabeth Ann Hooper
410 North St.
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

12/22/2023 • 12/29/2023 • 1/5/2024

ESTATE NOTICE

Estate of Hildred Gruszczynski
AKA Hildred M. Gruszczynski
Late of Dyberry Township
EXECUTOR
Carol Kneier
478 Niagra Drive
Pleasant Mount, PA 18453
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/22/2023 • 12/29/2023 • 1/5/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JAMES ALBERT CARUTH, late of Sterling Township, Wayne County, PA., Date of death November 13, 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 Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

12/22/2023 • 12/29/2023 • 1/5/2024

EXECUTOR'S NOTICE

ESTATE OF John Joseph Serafin, Jr., a/k/a John J. Serafin, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Amy Ulma, of 563 Elm Street, Emmaus, PA 18049. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/15/2023 • 12/22/2023 • 12/29/2023

EXECUTOR'S NOTICE

ESTATE OF Kathryn S. Mohn, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Rodney E. Mohn a/k/a Rodney Earl Mohn, at 26 Suroka Drive, Beach Lake, PA 18405 and Patricia Mohn a/k/a Patricia Kaye Mohn, at 359 Atco Road, Beach Lake, PA 18405. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

Estate of Arthur J. Sturm, Jr.
Late of Paupack Township
CO-EXECUTOR
Glenn Sturm
9 Domino Way
Centereach, NY 11720
CO-EXECUTOR
Edward J. Sturm
273 S. Ocean Avenue
Freeport, NY 11520
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that letters Testamentary have been issued to Doris Hook in the Estate of Ingrid Maria Grill, who died on August 16, 2023, late resident of 78 Clemen V Muller Street, Beach Lake, Pennsylvania 18405. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE
ATTORNEY FOR THE ESTATE

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

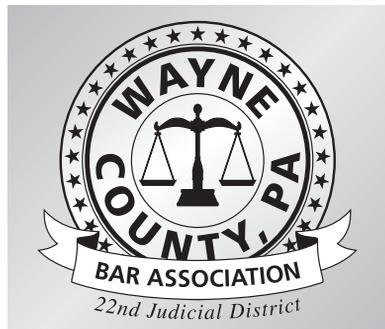
Estate of George Thomas Faessler, Jr. AKA George T. Faessler AKA George Faessler, Jr. AKA George Faessler
Late of Paupack Township
EXECUTOR
Donna Hintzel
178 Berry Hill Road
Lakeville, PA 18438
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/15/2023 • 12/22/2023 • 12/29/2023

ESTATE NOTICE

Estate of Mark D. Whitney
AKA Mark Daniel Whitney AKA Mark Whitney
Late of Scott Township
EXECUTOR
Matthew Wayne Dufton
5246 State Highway 8
Deposit, NY 13754
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/15/2023 • 12/22/2023 • 12/29/2023



OTHER NOTICES

LEGAL NOTICE

**NOTICE OF PROPOSED
PRIVATE SALE**

Sale # 2023 - 591 NR

The Wayne County Tax Claim Bureau has received and approved an offer to purchase Property Number 19-51-60 located in Paupack Twp at private sale for \$ 3,269.18. The assessment records indicate that there are no improvements. The assessed value of the property is \$ 56,000 and is deeded in the name of Michele Vasquez. The property is described as Residential Lot One to Ten Acres, 5.864 acres. The delinquent taxes lodge against this property for 2021 & 2022. Total is \$2,016.52. All taxes will be paid by this sale. Pursuant to the Real Estate Tax Sale Law of 1947, Section 613 (72 P.S. 5860.613) as amended, you have 45 days from the DATE OF PUBLICATION, to petition the Court of Common Pleas of Wayne County if you object to this sale. The property has been offered at public sale for delinquent taxes on at least one occasion, as follows: 09/22/2023. In view of this, and although the price offered may appear very low, it is our position that consummating this sale will at least give a reasonable prospect of receiving future taxes on this property. **TERMS AND PROVISIONS OF SALE:** Full Certified Payment of bid price and recording fees within

30 days of bid acceptance. Fee and clear of Tax. Liens and Tax Judgements.

LISA J. BORTHWICK, DIRECTOR
WAYNE COUNTY TAX CLAIM

DATE: 12/18/2023

12/29/2023

**NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION**

NO. 281 CIVIL 2023

**POCONO SPRINGS CIVIC
ASSOCIATION,
Plaintiff
v.
ED SCHULTZ,
Defendant**

NOTICE

To ED SCHULTZ:
You are hereby notified that Plaintiff POCONO SPRINGS CIVIC ASSOCIATION has filed a Notice to Defend, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 281 Civil 2023. The nature of this action is the enforcement of planned community and homeowners association governing documents, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

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

Notice by YOUNG & HAROS, LLC, Gregory D. Malaska, Esq., 802 Main Street, Stroudsburg, PA 18360, (570) 424-9800, gmalaska@eastpennlaw.com, Attorneys for Plaintiff.

12/29/2023

**NOTICE OF LEGAL ACTION
IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA
CIVIL ACTION**

NO. 265 CIVIL 2023

**POCONO SPRINGS CIVIC
ASSOCIATION,
Plaintiff**

v.

**THOMAS REDMOND,
Defendant**

NOTICE

To THOMAS REDMOND:
You are hereby notified that Plaintiff POCONO SPRINGS CIVIC ASSOCIATION has filed a Complaint, endorsed with a Notice to Defend, against you in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 265 Civil 2023. The nature of this action is the enforcement of planned community and homeowners association governing documents, plus attorney fees and costs. You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment may be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the

relief requested by the plaintiff.
You may lose money or property or other rights important to you.

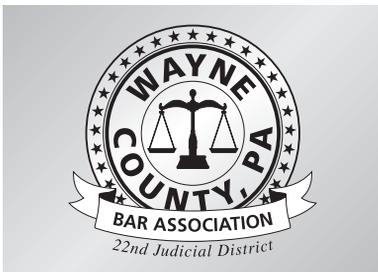
YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE:

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

Notice by YOUNG & HAROS, LLC, Gregory D. Malaska, Esq., 802 Main Street, Stroudsburg, PA 18360, (570) 424-9800, gmalaska@eastpenlaw.com, Attorneys for Plaintiff.

12/29/2023



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 JANUARY 10, 2024

By virtue of a writ of Execution instituted by: US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of January, 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 parcel of land situate in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner, a stake and stones corner, the same being corner of a tract of land in the warrantee name of Conrad (Kryder) Kidder #64, also the corner of Isaac Sampson land;

THENCE on line of said Sampson land being the line of said Knider tract North 45 degrees East 132 rods more or less to stones with iron

stake corner, being allotment corner of Knider tract, also corner of the Jessie Whitaker farm (so called) and Isaac Sampson farm, said corner standing in the bounds of the public road leaving from the Starrucca Creek at William Staddard's farm to Hales Eddy, New York;

THENCE along the center of said road to a point where allotment line of lands or lots numbers 1 and 4 crosses said road;

THENCE South 45 degrees East on said allotment line to the easterly bounds of said Rider tract;

THENCE on line of Mumford land about 68 rods more or less to the place of BEGINNING.
CONTAINING 53 acres of land be the same more or less.

BEING the same premises which Alberta H. Doter granted and conveyed to Alberta D. Ziegler, Donna D. Ledward and Margaret D. Kaisen, by virtue of a deed dated July 28, 1988 and recorded August 2, 1988, in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania in Deed Book 492, Page 674.

The premises conveyed are under and subject to the rights of way of any public highway and public utility which may be over and across the same.

TAX PARCEL NO.: 25-0-0120-0014.-

ADDRESS BEING KNOWN AS:
298 Maple Grove Road, Starrucca,
PA 18462

Seized and taken in execution as property of:
Julienne Mullette 298 Maple Grove Road STARRUCCA PA 18462

Execution No. 180-Civil-2021
Amount \$255,122.95 Plus
additional costs

October 18, 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.**

Christopher DeNardo Esq.

12/15/2023 • 12/22/2023 • 12/29/2023

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

By virtue of a writ of Execution instituted by: Allied First Bank, SB dba Servbank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of January, 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 VILLAGE OF GOULDSBORO, TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, AND KNOWN AS LOT NO. TEN (10) OF THE GREEN FOREST

ACRES DEVELOPMENT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTING POINT OF THE NORTHEASTERLY RIGHT OF WAY LINE OF EVERGREEN DRIVE AND THE COMMON PROPERTY LINE DIVIDING LOT NO. 10 AND LOT NO. 11; THENCE ALONG THE COMMON PROPERTY LINE DIVIDING LOT NO. 10 AND LOT NO. 11, NORTH 10 DEGREES WEST 310 FEET TO A CORNER AND IRON PIN; THENCE NORTH 80 DEGREES EAST 180 FEET TO A CORNER AND IRON PIN; THENCE SOUTH 10 DEGREES EAST 330 FEET TO AN IRON PIN AND THE EXTENSION OF THE CENTERLINE OF EVERGREEN DRIVE; THENCE ALONG THE EXTENSION OF THE CENTERLINE OF EVERGREEN



WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

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Email baileyd@ptd.net or call 570-251-1512.

DRIVE SOUTH 80 DEGREES WEST 50 FEET TO AN IRON PIN; THENCE ALONG A CURVE WITH 50 FEET RADIUS APPROXIMATELY 140 FEET TO AN IRON PIN AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE SOUTH 80 DEGREES WEST 30 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY ONE AND ONE QUARTER (1 1/4) ACRES.

TAX MAP NO. 14-0-0042-0010.-

ALSO ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATE, IN THE VILLAGE OF GOULDSBORO, TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND STATE OF PENNSYLVANIA, AND KNOWN AS LOT NO. ELEVEN (11) OF THE GREEN FOREST ACRES DEVELOPMENT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTING POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE AND THE COMMON PROPERTY LINE DIVIDING LOT NO. 10 AND LOT NO. 11; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EVERGREEN DRIVE, SOUTH 80 DEGREES WEST 150.00 FEET TO A CORNER AND IRON PIN; THENCE ALONG THE

COMMON PROPERTY LINE BETWEEN LOT NO. 11 AND LOT NO. 12, NORTH 10 DEGREES WEST 310.00 FEET TO A CORNER AND IRON PIN; THENCE NORTH 80 DEGREES EAST 150.00 FEET TO A CORNER AND IRON PIN; THENCE ALONG THE COMMON PROPERTY LINE BETWEEN LOT NO. 10 AND LOT NO. 11 SOUTH 10 DEGREES EAST 310.00 FEET TO A CORNER, IRON PIN AND PLACE OF BEGINNING.

TAX MAP NO. 14-0-0042-0011.-

CONTAINING MORE THAN ONE ACRE.

BEING THE SAME PREMISES which Denise Rowan, Single, by Deed dated 7/24/2015 and recorded in the Office of the Recorder of Deeds of Wayne County on 8/17/2015 in Deed Book Volume 4896, Page 79, Instrument No. 201500004935 granted and conveyed unto John G. Erck Jr. and Diane E. Walder.

John G. Erck, Jr. Is deceased as of 6/11/2021.

Seized and taken in execution as property of:
Diane E. Walder 45 Evergreen Drive GOULDSBORO PA 18424
Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming Right, Title, or Interest from or under John G. Erck Jr. 45 Evergreen Drive GOULDSBORO PA 18424

Execution No. 179-Civil-2022
Amount \$193,212.14 Plus
additional costs

November 2, 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.**

Harry B. Reese Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

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

By virtue of a writ of Execution instituted by: Wells Fargo Bank, N.A., as Trustee on Behalf of the Redistered Holders of Asset Backed Securities Corporation Home Equity Loan Trust, Series 2005-HE3 issued out of the Court

of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of January, 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 lying situate within the Township of Dreher, County of Wayne and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING in the center of the Public Road leading through the Village of Newfoundland, said point of beginning being 105.2 feet measured in a southwesterly direction along the center line of said Public Road from the common corner of the lands now and later of Ignatz Staph and Ella Ehrhardt, said common corner being also the line of Public Road;

THENCE South 35 degrees 45 minutes East and running parallel with ten feet northeasterly of the George E. Ehrhardt Store Building 180 feet to the East bank of the Wallenpaupack Creek;

THENCE along the East bank of said Creek in a southwesterly direction 41 feet to a corner;

THENCE North 35 degrees 45 minutes West and also running parallel with said Store Building

and Two feet southwesterly of it
175 feet to the center of the
aforesaid Public Road;

THENCE along the center of the
Public Road North 56 degrees 15
minutes East 40.75 feet to the place
of BEGINNING

CONTAINING sixteen-hundredths
of an acre of land, be the same
more or less.

EXCEPTING AND RESERVING
subject to Public Road purposes
the one half width of the public
road running along the
northwesterly side of the above
described premises; also rights of
way of Power and Telephone
Companies.

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

BEING THE SAME PREMISES
which Scott Munoz and Elizabeth
Munoz a/k/a Elizabeth Rivera,
husband and wife, by Deed dated
May 12, 2004 and recorded on July
7, 2005, in the Wayne County
Recorder of Deeds Office at Deed
Book Volume 2808 at Page 75, as
Instrument No. 200500007264,
granted and conveyed unto Scott
Munoz.

Being Known as 950 Main Street
F/K/A Rural Rt 1 Box 52,
Newfoundland, PA 18445

Parcel I.D. No. 08-0-0004-0062.-

Seized and taken in execution as
property of:
Scott Munoz 950 Main Street
NEWFOUNDLAND PA 18445

Execution No. 179-Civil-2023
Amount \$130,027.62 Plus
additional costs

October 30, 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.

Sarah K. McCaffery Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

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

By virtue of a writ of Execution instituted by: Central Wayne Regional Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of January, 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 parcel of land lying, situated and being in the Borough of Honesdale, county of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the easterly side of Ridge Street at a common corner of land now or formerly of John and Margaret Henke and Kreitner Brothers, Inc.; thence in an easterly direction along lands now or formerly of Henke, one hundred fifty feet to a corner, thence in a northerly direction and at right angles to the last mentioned line along lands of Kreitner Brothers, Inc. to a point in division line between Kreitner Brothers, Inc. and land now or formerly John and Minnie Vang; thence westerly along said division line to a point on the easterly side of Ridge Street; thence southerly along said easterly line of Ridge Street, sixty feet to the place of BEGINNING. The lot herein conveyed has a frontage of sixty

feet on Ridge Street and a depth of one hundred fifty feet on southerly border and contains approximately nine thousand square feet, to be the same more or less.

BEING the same premises which Sharon Barbour n/b/m Sharon Kay Rankin, granted and conveyed unto Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, dated October 29, 2015, by Deed dated December 5, 2015 in Wayne County Record Book 4952 at page 149.

BEING ALSO the same premises which Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, granted and conveyed unto Richard Manno, by Deed dated December 6, 2017 and intending to be recorded simultaneously herewith in the Office of the Recorder of Deeds for Wayne County.

TAX PARCEL NO.: 11-0-0011-0024.-

ADDRESS BEING: 781 Ridge Street, Honesdale, PA 18431

Seized and taken in execution as property of:
Richard Manno PO Box 1052
MEDFORD NY 11763

Execution No. 414-Judgment-2022
Amount \$7,565.57 Plus additional costs

November 9, 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.

Anthony J. Magnotta Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

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

By virtue of a writ of Execution instituted by: Carrington Mortgage Service, 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 24th day of January, 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 SURFACE OR RIGHT OF SOIL OF ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE BOROUGH OF HAWLEY, IN THE COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON TWENTY-FIRST (21ST) STREET, ON THE EASTERLY SIDE ONE HUNDRED TWENTY (120') FEET FROM THE SOUTHEAST CORNER OF FOURTEENTH (14TH) STREET AND TWENTY-FIRST (21ST) STREET; THENCE ON A LINE PARALLEL WITH SAID FOURTEENTH (14TH) STREET EAST ONE HUNDRED TWENTY (120') FEET THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID TWENTY-FIRST (21ST) STREET, SIXTY (60') FEET; THENCE WESTERLY ON A LINE PARALLEL WITH SAID FOURTEENTH (14TH) STREET ONE HUNDRED TWENTY (120') FEET TO THE EASTERLY SIDE OF SAID TWENTY-FIRST (21ST) STREET; THENCE NORTHERLY ALONG THE SAID EASTERLY SIDE OF SAID TWENTY-FIRST (21ST) STREET SIXTY (60') FEET TO THE PLACE OF BEGINNING.

CONTAINING SEVEN THOUSAND TWO HUNDRED (7,200) SQUARE FEET OF LAND. BEING LOT

NUMBERED (4) ON TWENTY-FIRST (21ST) STREET AS SHOWN BY THE PENNSYLVANIA COAL COMPNAV MAP OF THE VILLAGE OF HAWLEY.

BEING THE SAME PREMISES WHICH KERRY GLYNN, ADMINISTRATRIX OF THE ESTATE OF DIANE GLYNN, A/K/A DIANE M. GLYNN, DECEASED, BY THEIR DEED DATED OCTOBER 31, 2005, AND RECORDED IN THE WAYNE COUNTY RECORDER OF DEEDS OFFICE ON NOVEMBER 18, 2005 IN VOLUME 2918, PAGE 55-58, GRANTED AND CONVEYED UNTO RICHARD J. DAVY.

AND THE SAID RICHARD J. DAVY DIED 10/04/2021, WHEREUPON ALL RIGHT, TITLE AND INTEREST VESTED UNTO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD J. DAVY, DECEASED, GRANTORS HEREIN.

TAX PARCEL NO.: #10-0-0004-0028.-

ADDRESS BEING KNOWN AS: 211 WANGUM AVENUE, HAWLEY, PA 18428

Seized and taken in execution as property of:
Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Richard J. Davy, Deceased
211 Wangum Ave HAWLEY PA 18428

Execution No. 448-Civil-2022
Amount \$142,535.31 Plus additional costs

November 6, 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.

Michael J. Shavel Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

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

By virtue of a writ of Execution instituted by: Central Wayne Regional Authority issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of January, 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:

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BEGINNING on the easterly side of Ridge Street at a common corner of land now or formerly of John and Margaret Henke and Kreitner Brothers, Inc.; thence in an easterly direction along lands now or formerly of Henke, one hundred fifty feet to a corner, thence in a northerly direction and at right angles to the last mentioned line along lands of Kreitner Brothers, Inc. to a point in division line between Kreitner Brothers, Inc. and land now or formerly John and Minnie Vang; thence westerly along said division line to a point on the easterly side of Ridge Street; thence southerly along said easterly line of Ridge Street, sixty feet to the place of BEGINNING. The lot herein

conveyed has a frontage of sixty feet on Ridge Street and a depth of one hundred fifty feet on southerly border and contains approximately nine thousand square feet, to be the same more or less.

BEING the same premises which Sharon Barbour n/b/m Sharon Kay Rankin, granted and conveyed unto Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, dated October 29, 2015, by Deed dated December 5, 2015 in Wayne County Record Book 4952 at page 149.

BEING ALSO the same premises which Sharon Kay Rankin, Trustee of Sharon Kay Rankin Revocable Living Trust, granted and conveyed unto Richard Manno, by Deed dated December 6, 2017 and intending to be recorded simultaneously herewith in the Office of the Recorder of Deeds for Wayne County.

TAX PARCEL NO.: 11-0-0011-0024.-

ADDRESS BEING: 781 Ridge Street, Honesdale, PA 18431

Seized and taken in execution as property of:
Richard Manno PO Box 1052
MEDFORD NY 11763

Execution No. 731-Judgment-2023
Amount \$7,565.57 Plus additional costs

October 30, 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

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

Anthony J. Magnotta Esq.

12/29/2023 • 1/5/2024 • 1/12/2024

CIVIL ACTIONS FILED

FROM DECEMBER 9, 2023 TO DECEMBER 15, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT		DATE/TIME	DESCRIPTION	AMOUNT
2010-30416	KENNEDY DANIEL J	P	12/15/2023 3:58	LIS PENDENS-PROPERTY	—
2017-20711	CLAUSS CONSTRUCTION LLC		12/11/2023 1:03	SATISFACTION	115,358.67
2019-20318	PONTOSKY ALEX		12/11/2023 9:13	SATISFACTION	—
2021-20094	GAJEWSKI ANTHONY JOSEPH		12/11/2023 9:13	SATISFACTION	—
2022-20598	BLACK JAMES W		12/11/2023 10:50	SATISFACTION	1,269.45
2022-20598	BLACK PATRICIA M		12/11/2023 10:50	SATISFACTION	1,269.45
2022-20621	MELLA ROGER		12/11/2023 10:50	SATISFACTION	1,024.09
2022-20621	MELLA IRIS		12/11/2023 10:50	SATISFACTION	1,024.09
2023-00259	FILER ERIC		12/14/2023 2:00	DEFAULT JUDGMENT	95,941.97
2023-00269	RIZZI KIEL L		12/15/2023 2:31	DEFAULT JUDGMENT	3,800.43
2023-00502	BRITT ANDREA		12/11/2023 9:59	DEFAULT JUDGMENT	15,069.51
2023-00660	GANNON THOMAS		12/15/2023 4:04	CONF OF JUDG	128,184.93
2023-20319	HEBERLING QUINTON TAYLOR		12/11/2023 9:13	SATISFACTION	—
2023-20801	ZIELINSKI SULTANAH		12/11/2023 10:53	JP TRANSCRIPT	9,217.26
2023-20801	ZIELINSKI SULTANAH		12/11/2023 11:42	WRIT OF EXECUTION	9,608.26
2023-20801	SPORTS PAGE GARISHNEE		12/11/2023 11:42	GARNISHEE/WRIT EXEC	9,608.26
2023-20802	MURPHY JAMES		12/11/2023 10:54	JP TRANSCRIPT	1,733.25
2023-20802	FOX BETTY		12/11/2023 10:54	JP TRANSCRIPT	1,733.25
2023-20802	MURPHY JAMES		12/11/2023 10:54	WRIT OF EXECUTION	2,124.25
2023-20802	FOX BETTY		12/11/2023 10:54	WRIT OF EXECUTION	2,124.25
2023-20802	ALL OUT LOGGING GARNISHEE		12/11/2023 10:54	GARNISHEE/WRIT EXEC	2,124.25
2023-20803	MURPHY JAMES		12/11/2023 10:57	JP TRANSCRIPT	4,736.31
2023-20803	FOX BETTY		12/11/2023 10:57	JP TRANSCRIPT	4,736.31
2023-20803	MURPHY JAMES		12/11/2023 12:11	WRIT OF EXECUTION	5,127.31
2023-20803	FOX BETTY		12/11/2023 12:11	WRIT OF EXECUTION	5,127.31
2023-20803	ALL OUT LOGGING GARNISHEE		12/11/2023 12:11	GARNISHEE/WRIT EXEC	5,127.31
2023-20804	BURLEIN STEVEN E		12/11/2023 1:03	FEDERAL TAX LIEN	60,968.67
2023-20804	BURLEIN ELISE J		12/11/2023 1:03	FEDERAL TAX LIEN	60,968.67
2023-20805	MJL MECHANICAL LLC		12/11/2023 1:03	FEDERAL TAX LIEN	13,163.46
2023-20806	LAURENZANO JOHN D JR		12/11/2023 3:36	MUNICIPAL LIEN	756.39
2023-20807	KANAMURA SEIJI		12/11/2023 3:44	MUNICIPAL LIEN	634.10
2023-20808	CARPANESE HEATHER		12/11/2023 3:59	MUNICIPAL LIEN	583.00
2023-90185	BICKHART PHILIP E ESTATE		12/12/2023 12:59	ESTATE CLAIM	2,559.35

APPEAL DJ JUDGMENT

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00651	MCDONNELL MICHAEL D	PLAINTIFF	12/13/2023	—
2023-00651	PORTFOLIO RECOVERY ASSOCIATES LLC	DEFENDANT	12/13/2023	—

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

2023-00657	VANGAASBECK JUDY EXECUTRIX	PLAINTIFF	12/15/2023	—
2023-00657	SAYLOR JILL	DEFENDANT	12/15/2023	—
2023-00657	SAYLOR MICHAEL	DEFENDANT	12/15/2023	—

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00656	JONESTOWN VENTURES LLC	PETITIONER	12/15/2023	—
2023-00656	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	12/15/2023	—

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00647	SCULLY JESSICA	PLAINTIFF	12/12/2023	—
2023-00647	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	12/12/2023	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00660	DODSON MATTHEW	PLAINTIFF	12/15/2023	—
2023-00660	GANNON THOMAS	DEFENDANT	12/15/2023	—

CONTRACT — BUYER PLAINTIFF

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00642	LUCREZI LISA	PLAINTIFF	12/11/2023	—
2023-00642	DURKIN JOSEPH	PLAINTIFF	12/11/2023	—
2023-00642	WAZZ CONSTRUCTION LLC	DEFENDANT	12/11/2023	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00626	BARCLAYS BANK DELAWARE	PLAINTIFF	12/11/2023	—
2023-00626	ERDMAN DIANE L HENESY	DEFENDANT	12/11/2023	—
2023-00643	DISCOVER BANK	PLAINTIFF	12/11/2023	—
2023-00643	BANNON JAMES W	DEFENDANT	12/11/2023	—
2023-00648	CITIBANK N A	PLAINTIFF	12/12/2023	—
2023-00648	SANTO JUNE A	DEFENDANT	12/12/2023	—
2023-00650	CAVALRY SPV I LLC	PLAINTIFF	12/13/2023	—
2023-00650	HIGHHOUSE ROBERT C	DEFENDANT	12/13/2023	—
2023-00653	CITIBANK N A	PLAINTIFF	12/13/2023	—
2023-00653	IBRAHIM ZIAD	DEFENDANT	12/13/2023	—
2023-00655	CAVALRY SPV I LLC	PLAINTIFF	12/14/2023	—
2023-00655	WEINAND KELLY	DEFENDANT	12/14/2023	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00659	DODSON MATTHEW	PLAINTIFF	12/15/2023	—
2023-00659	GANNON THOMAS	DEFENDANT	12/15/2023	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00645	LLEWELLYN KIMBERLY ANN	PLAINTIFF	12/11/2023	—
2023-00645	CAWLEY & BERGMANN LLC	DEFENDANT	12/11/2023	—
2023-00646	PABON MATTHEW	PLAINTIFF	12/11/2023	—
2023-00646	CAWLEY & BERGMANN LLC	DEFENDANT	12/11/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00649	VILLAGE CAPITAL & INVESTMENT LLC	PLAINTIFF	12/12/2023	—
2023-00649	TROAST BETH A A/K/A	DEFENDANT	12/12/2023	—
2023-00649	LILL BETH ANN	DEFENDANT	12/12/2023	—
2023-00654	U S BANK TRUST NATIONAL ASSOCIATION	PLAINTIFF	12/14/2023	—
2023-00654	RIVERA EDWIN	DEFENDANT	12/14/2023	—

NOTICE OF APPEAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00658	BOLLINGER SOLAR LLC	PLAINTIFF	12/15/2023	—
2023-00658	SALEM TOWNSHIP BOARD OF SUPERVISORS	DEFENDANT	12/15/2023	—

TORT — INTENTIONAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00652	SHOTKO KURT J	PLAINTIFF	12/13/2023	—
2023-00652	PREHN ARNOLD II SR	DEFENDANT	12/13/2023	—
2023-00652	PREHN ARNOLD III JR	DEFENDANT	12/13/2023	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00644	PAULER FRANKLIN ESTATE OF	PLAINTIFF	12/11/2023	—
2023-00644	BARNES LISA	DEFENDANT	12/11/2023	—
2023-00644	STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY	DEFENDANT	12/11/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 18, 2023 TO DECEMBER 22, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
RODRIGUEZ JOHNATHAN PATRICK	JPMORGAN CHASE BANK	DAMASCUS TOWNSHIP	
RODRIGUEZ WILLA RACHEL	J P MORGAN CHASE BANK		284,000.00
BERRIGAN BRENDAN	CROSSCOUNTRY MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	TEXAS TOWNSHIP 1 & 2	144,000.00
CASAZZA PETER J	DIME BANK	CHERRY RIDGE TOWNSHIP	
CASAZZA MAUREEN M			25,000.00
SHELFO ANDREW	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	90,000.00
MCGHIE RORY	DIME BANK	OREGON TOWNSHIP	
MCGHIE CASEY			24,000.00
FULLER NICHOLAS	BUSCAGLIA JOHN EST	PRESTON TOWNSHIP	
FULLER LAURIE			30,000.00
VANWAGENEN LEGRANDE W JR	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	115,000.00
PROMISED LAND HOSPITALITY L L C	DIME BANK	HONESDALE BOROUGH	
PROMISED LAND HOSPITALITY LLC			200,000.00
SCHWENKER MATTHEW	ROCKET MORTGAGE	PAUPACK TOWNSHIP	
SCHWENKER MEGAN CHRISTINA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		187,425.00
DABNEY RUSSELL R II	HOUSING & URBAN DEVELOPMENT	LAKE TOWNSHIP	
DABNEY TARA DENISE			6,210.73
RICARDO KELLY	CITADEL SERVICING CORPORATION MORTGAGE ELECTRONIC REGISTRATION SYSTEMS ACRA LENDING	PAUPACK TOWNSHIP	207,000.00
BUENDIA ADRIAN JAVIER	UNITED WHOLESALE MORTGAGE	LAKE TOWNSHIP	
OSBORNE RIA SUSAN	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS		120,000.00
FAITHFULL CHARLES A	CHANKERSINGH SUSAN	CHERRY RIDGE TOWNSHIP	
		CHERRY RIDGE & TEXAS TWPS	30,000.00
		TEXAS TOWNSHIP	
		TEXAS & CHERRY RIDGE TWPS	30,000.00
VANHORN MICHELE	HOUSING & URBAN DEVELOPMENT	TEXAS TOWNSHIP 1 & 2	8,886.04
WHITE JAMIE	LOANDRONE INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	238,000.00
CARIOAD JOEL THOMAS	RELIANCE FEDERAL CREDIT UNION	SCOTT TOWNSHIP	
MASUCCI HEATHER MAY			64,000.00

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

CARVALHO KELLY L DECARVALHONETO OZI R	MOVEMENT MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
NETO OZI R DECARVALHO			221,250.00
MILDNER ROBERT W MILDNER CHRISTINA	HONESDALE NATIONAL BANK	STERLING TOWNSHIP	100,000.00
ALLEN MARGARET BREWINGTON MARGARET	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	75,000.00
LAKE SWAGO LLC LAKE SWAGO L L C	MCCAFFREY OAVIO S JR MCCAFFREY CAROL S	DAMASCUS TOWNSHIP	250,000.00
YANULAVICH NICHOLAS MICHAEL MATTHIAS SARAH LYNN YANULAVICH SARAH LYNN	FNCB BANK F N C B BANK	LEHIGH TOWNSHIP	55,000.00
URCIA AORIAONA URCIA STEVEN A AKA URCIA STEPHEN ALAN AKA	FNCB BANK F N C B BANK	LEHIGH TOWNSHIP	50,000.00
CARAVELLA SILVIA CARAVELLA JOHN	JERSEY MORTGAGE COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	595,920.00
CREAN OAVID M CREAN ALI ANN	USAA FEDERAL SAVINGS BANK U S A A FEDERAL SAVINGS BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	375,000.00
CHAPMAN REAL ESTATE HOLDINGS	DIME BANK	LAKE TOWNSHIP	236,250.00
ARIEL LAND OWNERS INC AKA ARIEL LAND OWNERS INCORPORATED AKA	NBT BANK N B T BANK	LAKE TOWNSHIP	177,880.81
CRUSE JAMES BLACK ROBERT A JR BLACK NERISSA P	HONESDALE NATIONAL BANK NAVY FEDERAL CREOIT UNION	HONESDALE BOROUGH LAKE TOWNSHIP	99,000.00 130,000.00
KANE JOHN P III KANE DORIS M	DISCOVER BANK	LAKE TOWNSHIP	35,000.00
FRENCH CHRISTOPHER MICHAEL JR	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
EVANS MELISSA ANN	NOVUS HOME MORTGAGE		314,204.00
COLLINS LIAM	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	CHERRY RIDGE TOWNSHIP	
HILLIER KELLI MCNEELY MICHAEL MCNEELY ANOREA	ROCKET MORTGAGE MERIDIAN BANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	227,920.00 212,100.00
LESLIE DAVIO M LESLIE TARA M	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	143,900.00
KUZNETSOV SERGEY	UNITED WHOLESALE MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	BERLIN TOWNSHIP	198,750.00
SIRIPARAM HEALTH CARE & HOSPITALITY LLC SIRIPARAM HEALTH CARE & HOSPITALITY L L C	FIRST NATIONAL BANK OF PA	SALEM TOWNSHIP	467,500.00

STURNIOLO MICHAEL ESPOSITO ILARIA	CITIBANK MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	147,000.00
SHEMANSKI WILLIE L AKA SHEMANSKI DANIELLE MARIE SHEMANSKI WILLIE LUKE AKA	PSECU P S E C U	SOUTH CANAAN TOWNSHIP	90,965.00
MOYER JERRY MACK III MOYER LAUREN	PARAMOUNT RESIDENTIAL MORTGAGE GROUP INC MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	426,600.00
URRUTIA FABIAN	NORTHEAST PA INVESTMENTS	STERLING TOWNSHIP	60,000.00
HACKER THOMAS SCOTT SR HACKER BEVERLY	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	
HACKER THOMAS SCOTT JR HACKER SARAH HACKER THOMAS SCOTT SR TR HACKER HOMESTEAD REVOCABLE LIVING TRUST HACKER THOMAS SCOTT JR TR HACKER SARAH TR			167,600.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
ANDERSON NORMAN B ANDERSON JOANNE K	RODRIGUEZ JOHNATHAN PATRICK RODRIGUEZ WILLA RACHEL	DAMASCUS TOWNSHIP	
LAKESIDE TOWNHOMES LLC LAKESIDE TOWNHOMES L L C	BERRIGAN BRENDAN	TEXAS TOWNSHIP 1 & 2	LOT 48
MARIC GORAN	GORGONE SALVATORE A GORGONE SALVATORE CHARLES	DREHER TOWNSHIP	
MESSINGER MATTHEW BUSCAGLIA JOHN EST BUSCAGLIA ANNE BUSCAGLIA ANNE EXR	LEVINE RYAN M FULLER NICHOLAS FULLER LAURIE A	PAUPACK TOWNSHIP PRESTON TOWNSHIP	LOT 109
DIXON EUGENE M DIXON MICHELE	WILLIAMSON RICHARD HENRY III WILLIAMSON CHRISTY LYNN	SOUTH CANAAN TOWNSHIP	
DOUGHERTY BARBARA L BRUNING R PRESTON BRUNING JOHN H	OSTROWSKI DAVID D BRUNING PA CABIN LLC BRUNING PA CABIN L L C	CANAAN TOWNSHIP PAUPACK TOWNSHIP	
DC LANDHOLDING D C LANDHOLDING	PHILLIPS PROTUS E	LEHIGH TOWNSHIP	PARCEL A
PHILLIPS PROTUS E	PHILLIPS PROTUS E	LEHIGH TOWNSHIP	LOT 2R
DC LANDHOLDING D C LANDHOLDING	DC LANDHOLDING D C LANDHOLDING	LEHIGH TOWNSHIP	LOT 1R
HIGGINS TERRANCE HIGGINS RACHEL	HIGGINS TERRANCE HIGGINS RACHEL	LEHIGH TOWNSHIP	
HUFFMAN JASON M HUFFMAN JACLYN M HUFFMAN JACKLYN M	HUFFMAN JASON M HUFFMAN JACLYN M	PAUPACK TOWNSHIP	LOT 70
JIMENEZ FRANKLIN R	GALIARDO THOMAS	STARRUCCA BOROUGH	

HAMER JOSEPH JR	HAMER JOSEPH SR	LEHIGH TOWNSHIP	
HAESCHE MARIAN L	NOLT BRETT M	SALEM TOWNSHIP	
HAESCHE GEORGE			LOT 2
ROSCOMMEN LLC	PROMISED LAND HOSPITALITY LLC	HONESDALE BOROUGH	
ROSCOMMEN L L C	PROMISED LAND HOSPITALITY L L C		
RUSSELL ELIZABETH A	TARLINI LEWIS A	LAKE TOWNSHIP	
	TARLINI LOUISE ANN		LOT 2232
NYE WILLIAM H	PINKHASOV BORIS	LAKE TOWNSHIP	
NYE CAROLYN A			LOT 2372
STERNER RICHARD J	SCHWENKER MEGAN CHRISTINA	PAUPACK TOWNSHIP	
STERNER ERICA E	SCHWENKER MATTHEW		LOT 148
SCHUMPP GEORGE A SR AKA BY AGENT	OTT BEAU RANDALL	DAMASCUS TOWNSHIP	
SCHUMPP GEORGE A AKA BY AGENT	OTT ANNA BELIM		
SCHUMPP GEORGE JR AKA AGENT			
SCHUMPP GEORGE E AKA AGENT			
PHH MORTGAGE CORPORATION AF	DABROWSKI PIOTR	DREHER TOWNSHIP	
PHH MORTGAGE CORPORATION AF			
NEWREZ LLC BY AF			
NEWREZ L L C BY AF			
SHELLPOINT MORTGAGE SERVICING BY AF			
U S BANK NATIONAL ASSOCIATION TR BY AF			
SCHWARTZ KELLY ANN	DUSSINGER KARINA HOFFMAN	PAUPACK TOWNSHIP	
SWOPE ROBIN JOY	MARQUART KIERSTEN HOFFMAN		
MCCANN AMY JENNIFER			
LOHR THOMAS E TR	RICARDO KELLY	PAUPACK TOWNSHIP	
LOHR CAROL E TR			
TOM LOHR LIVING TRUST			
CAROL LOHR LIVING TRUST			LOT 254
DIMMICK WILLIAM S	BUENDIA ADRIAN JAVIER	LAKE TOWNSHIP	
	OSBORNE RIA SUSAN		LOT 3828
TELLO MICHELLE M	LANZA BRIAN F	CHERRY RIDGE TOWNSHIP	
ARPA MARCIA J EXR	ARPA MARCIA J	TEXAS TOWNSHIP 3	
WILSON CAROLINE A EST AKA	ARPA CARPENTER Y IV		
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	DECARVALHONETO OZI R		
	NETO OZI R DECARVALHO		LOT 23
GOKCE CAPITAL LLC	PARKER ELLIOT BUILDERS LLC	PALMYRA TOWNSHIP	
GOKCE CAPITAL L L C	PARKER ELLIOT BUILDERS L L C		
GOKCE CAPITAL LLC	ANDERSON MORIAH	PALMYRA TOWNSHIP	
GOKCE CAPITAL L L C			LOT 9
MCCAFFREY DAVID S JR TR	LAKE SWAGO	DAMASCUS TOWNSHIP	
MCCAFFREY DAVID S SR EST			
FLEMING DAVID	MARCHER ERIC	OREGON TOWNSHIP	
FLEMING NANCY	MARCHER CATHERINE MARY		LOT 22

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DOLEZAL MITCHEL RYAN DOLEZAL AMBER M PAULTON LISA A	S WALSH PROPERTIES	PAUPACK TOWNSHIP	LOT 48
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