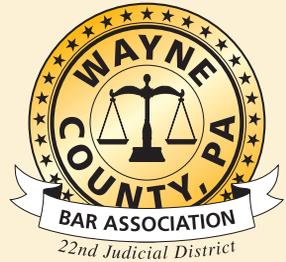


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



September 1, 2023
Vol. 13, No. 27
Honesdale, PA



IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES	10
CIVIL ACTIONS FILED	17
MORTGAGES & DEEDS	21
COURT CALENDAR	27
ATTORNEY DIRECTORY	34

**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

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Matthew L. Meagher, *Judge*

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Bonnie L. Carney
Jonathan J. Dunsinger

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Sheriff

Chris Rosler

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Prothonotary, Clerk of The Court

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Chief Public Defender

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Coroner

Edward Howell

Auditors

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Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Leland A. Benjamin
AKA Leland Arthur Benjamin
Late of Palmyra Township
EXECUTOR
Ryan Butler Benjamin AKA Ryan
B. Benjamin
151 Timber Ridge Drive
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

9/1/2023 • 9/8/2023 • 9/15/2023

ESTATE NOTICE

Estate of Barbara Elders, deceased
Late of Dreher Township, Wayne
County

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate

payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Twenty-Second Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Tina Diane Ahner, Administratrix
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW
OFFICES
PO Box 396
Gouldsboro, PA 18424

9/1/2023 • 9/8/2023 • 9/15/2023

ESTATE NOTICE

Estate of Margaret D. Kiegler also known as Margaret Kiegler, late of Waymart Borough, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to: Theresa Marie Gumble 1065 Woodlyn Lane N., Honesdale, PA 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

9/1/2023 • 9/8/2023 • 9/15/2023

**NOTICE OF
DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN
that Letters Testamentary have
been granted in the **Estate of
Helen A. Didero**, Deceased, late of
Equinunk, Wayne County,
Pennsylvania, 18417, who died on
March 15, 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
Executor, Edward S. Didero, Jr., or
John P. Sanderson, III, Attorney for
the Estate - Sanderson Building,
One Terrace Drive, Olyphant,
Pennsylvania 18447.

THE SANDERSON LAW FIRM

9/1/2023 • 9/8/2023 • 9/15/2023

ESTATE NOTICE

Estate of Eric J. Bednarz
Late of Damascus Township
ADMINISTRATOR
Mark S. Bednarz
668 Stony Hill Road, No. 45
Yardley, PA 19067

8/25/2023 • 9/1/2023 • 9/8/2023

ESTATE NOTICE

Notice is hereby given that Letters
of Administration have been
granted in the Estate of Herv
Alexis, a/k/a Herv Province, a/k/a
Herve R. Province, late of Palmyra
Township, Wayne County,
Pennsylvania, who died on August
3, 2023. All persons having claims
or demands against the estate of

the decedent shall make them
known and present them, and all
persons indebted to the decedent
shall make payment thereof,
without delay, to Katarzyna J.
Alexis, Administrator, c/o Richard
B. Henry, Esquire, Attorney for the
Estate, at 1105 Court Street,
Honesdale, PA 18431.

Richard B. Henry, Esquire
Richard B. Henry and Associates,
LLC
1105 Court Street
Honesdale, PA 18431
570-253-7991

8/25/2023 • 9/1/2023 • 9/8/2023

ESTATE NOTICE

Estate of Ruth C. Schuman
AKA Ruth Schuman
Late of Damascus Township
EXECUTRIX
Christine Lohr
367 County Route 131
Callicoon, NY 12723
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/25/2023 • 9/1/2023 • 9/8/2023

**LETTERS OF
ADMINISTRATION**

Estate of Susan A. Berkowitz,
deceased, late of 1404 Gold Park
Road, Lake Township, Pa 18436
Letters of Administration on
the above estate have been granted
to the undersigned. All persons
indebted to the said estate are

requested to make payment, and those having claims to present the same without delay to:

Nicholas J, McIntyre, Esq.
Administrator of the Estate of
Susan A. Berkowitz
410 Broad Street
Milford, PA 18337

Or her attorney, Nicholas J,
McIntyre, Esq., 410 Broad Street,
Milford, PA 18337.

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of John F. Nolan
AKA John Nolan
Late of Oregon Township
EXECUTRIX
Jean A. Nolan
129 Kellows Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of Harry E. Wilson
Late of South Canaan Township
ADMINISTRATRIX
Mary Varner
771 Waterview Dr.
Lagrange, GA 30240
ATTORNEY
Sean P. McGraw, Esquire
41 N. Main Street - Suite 415
Carbondale, PA 18407

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of Barbara K. Phillips
AKA Barbara Phillips
Late of Salem Township
EXECUTOR
Dale Phillips
318 Goose Pond Rd., Bldg. B
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of Pamela Marie Beezup
Late of Hawley Borough
ADMINISTRATRIX
Cheryl T. Tomlinson
9 Chamberlain Lane
Millersville, PA 17551
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of Andrew James Carroll, Jr.
AKA Andrew J. Carroll, Jr. AKA
Andrew Carroll, Jr. AKA Andrew
Carroll
Late of Damascus Township
EXECUTRIX
Sharon Ann Carroll
131 Cemetery Road
Damascus, PA 18415
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of Joseph Michael
O'Sullivan
AKA Joseph M. O'Sullivan AKA
Joseph O'Sullivan
Late of Texas Township
EXECUTOR
John O'Sullivan
86 Coxton Lake Road
Thompson, PA 18465
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/18/2023 • 8/25/2023 • 9/1/2023

ESTATE NOTICE

Estate of Jay C. Williams
Late of Sterling Township
ADMINISTRATOR
Arthur M. Williams, III
313 Circle Drive
Catasauqua, PA 18032
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

8/18/2023 • 8/25/2023 • 9/1/2023

OTHER NOTICES

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Stefanie Erin Fassett

No. 412-2023-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 18th day of August 2023, upon motion of Stefanie Erin Fassett, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 4th day of October 2023 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order

by regular and certified mail, return receipt requested to the non-petitioning parent. IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.

BY THE COURT:
/s/ Matthew L. Meagher

9/1/2023

**PETITION FOR
NAME CHANGE**

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

IN RE:
CHANGE OF NAME OF:
Anna Leah Granger

No. 375-2023-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 27th day of July 2023, upon motion of Anna Leah Granger, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 6th day of September 2023 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall

**ARM
LAWYERS**

THE STRONG ARM OF THE LAW

ARM Lawyers is pleased to announce the opening of our fourth, and newest location!

Located in Hemlock Plaza on Route 739, in Hawley, PA, ARM will be working in conjunction with Mark E. Moulton, Esq., a fixture in the area for over 20 years, who will be joining the firm in an "of counsel" capacity.

ARM and Attorney Moulton are accepting referrals for new clients immediately.

570-424-6899
armlawyers.com

be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

BY THE COURT:

/s/ Matthew L. Meagher

9/1/2023

**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
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, Not In Its Individual Capacity But Soley 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 27th day of September, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lehigh, County of Wayne, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, being the intersection of the Southern right-a-way of L.R. 1002-B from Tobyhanna to Dunmore and the Eastern edge of the Lehigh River, thence along the Southern right-a-way line of L.R. 1002-B, South 49° 29' 59" East for 600.45 feet to a point on the Wayne and Monroe County Line, thence along said County Line, South 89° 14' 58" West for 354.23 feet to a point in line of lands about to be conveyed to Leor Hornsby, thence along lands of Leor Hornsby, North 29° 23' 55" West for 79.41 feet to a pipe, thence along the same, North 63° 26' 39" West for 166.19 feet to a point on the Eastern edge of the Lehigh River, thence along the Eastern edge of the Lehigh River, North 18° 43' 33" East for 265.52 feet to the point of beginning.

CONTAINING 2.206 acres.

UNDER AND SUBJECT to the restrictions and conditions contained in Deed Book 264, page 651.

BEING THE SAME PREMISES which Elizabeth L. Leary, by Deed dated May 28, 2007 and recorded on June 14, 2007, in the Wayne County Recorder of Deeds Office at Deed Book Volume 3315 at Page 59, as Instrument No. 200700006229, granted and conveyed unto Paul Diandriola.

Being Known as 1543 Coolbaugh Road a/k/a RR #2 Box 2620, Gouldsboro, PA 18424

Parcel I.D. No. 14-0-0370-0017.0003-

Seized and taken in execution as property of:
Paul Diandriola 1543 Coolbaugh Road, GOULDSBORO PA 18424

Execution No. 79+-Civil-2017
Amount \$132,905.43 Plus
additional costs

June 29, 2023
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Thomas C. Dyer Esq

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: Select Portfolio Servicing, 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 27th day of September, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN pieces or parcels of land lying, situate and being in the Township of Dreher (formerly Township of Sterling), County of Wayne and State of Pennsylvania, bounded and described as follows:

PARCEL 1: BEGINNING at the most Northerly corner of a triangular plot of ground owned by the prior Grantor (Corey), thence along said plot South 14 Degrees 00 minutes East 379.5 feet to a corner in the center of a public road, thence along the center line of the aforementioned public road

North 87 degrees 25 minutes West 160.00 feet to a corner; thence through the lands of the prior Grantors North 14 degrees 00 minutes West 379.5 feet to a corner and South 87 degrees 25 minutes East 160.00 to the place of Beginning.

PARCEL 2: BEGINNING at the Southwest corner of other lands formerly of Gerald Logan, et ux. (See Wayne County Deed Book 211, Page 553) said point being located in the center of a public highway; thence along said other lands formerly of Gerald Logan, et ux., North 14 degrees 00 minutes West 379.5 feet to a corner, thence through lands of Ralph S. Corey, et ux., South 2 degrees 35 minutes West 363.71 feet to a corner in the center of said public highway; thence along the center line of said public highway South 87 degrees 25 minutes East 108.31 feet to the point and place of Beginning.

BEING THE SAME PREMISES which Janine Hewson, by Deed dated February 14, 2005 and recorded on February 25, 2005, in the Wayne County Recorder of Deeds Office at Deed Book Volume 2717 at Page 224, as Instrument No. 200500001946, granted and conveyed unto Lawrence E. Hewson and Janine Hewson, husband and wife. The said Lawrence E. Hewson departed this life on or about March 20, 2010 thereby vesting title to Janine Hewson, by operation of law.

Being Known as 95 Peet Road
f/k/a RR1 Box 123B Peet Road,

Newfoundland, PA 18445

Parcel I.D. Nos. 08-0-0341-0056.-
& 08-0-0341-0057.-

Seized and taken in execution as
property of:

Janine Hewson 95 Peet Road
NEWFOUNDLAND PA 18445

Execution No. 112-Civil-2023
Amount \$308,356.98 Plus
additional costs

June 29, 2023

Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Thomas C. Dyer Esq

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: Discover 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 27th day of September, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land lying, situated and being in the Berlin Township, county of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING at an iron pipe in the easterly bounds of Zimmer Trail (private road) at the most southwesterly corner of the lands of zander (Deed Book 361, Page 979); thence South eighty-one (81) degrees sixteen (16) minutes ten (10) seconds East for two hundred twenty-five and ninety-four hundredths (225.94) feet in the line of the lands of said Zander and an extension thereof to an iron pipe at the most southwesterly corner of the lands of Ilg (Deed Book 360, Page 1164); thence South five (5) degrees thirty-four (34) minutes ten (10) seconds West for two hundred seventy and zero hundredths (270.00) feet in the line of the lands of Muller (Deed Book 362, Page 769) to an iron pin; thence North seventy-four (74) degrees thirty-seven (37) minutes forty (40)

seconds West for two hundred seventy-six and fifty-one hundredths (276.51) feet to an iron pin the easterly bounds of the above mentioned Zimmer trail, thence North seventeen (17) degrees eighteen (18) minutes twenty (20) seconds East for ninety-four and forty-two hundredths (94.42) feet in said bounds to a point; thence North sixteen (16) degrees thirty-one (31) minutes thirty (30) seconds East for one hundred forty-five and fifty-eight hundredths (145.58) feet in said bounds to the point or place of BEGINNING.

CONTAINING one and forty-six hundredths (2.46) acres of land.

Bearings referred to above are magnetic North 1988, Also, granting and conveying unto the Grantees herein named, their heirs and assigns forever, the free uninterrupted right, use, liberty and privilege of ingress, egress and regress to and from the premises above described and the public highway, along, over and upon rights-of-way shown on a survey map which is recorded in Wayne County Map Book 41 at Page 50. Said subdivision entitled "Subdivision of the lands of R. & S. Wisniewski" was approved by the Berlin Township Supervisors on March 15, 1988. A map of said subdivision was filed with the Wayne County Recorder's Office on March 17, 1988, in Map Book 63 at Page 100.

EXCEPTING AND RESERVING unto Herbert Clemen and

Hildegard Clemen, his wife, their heirs and assigns, the full free right, use, liberty and privilege at all times hereafter of a Erpetual easement for ingress, egress and regress of persons and vehicles as well as for the purpose of laying, relaying, maintaining and repairing water lines through, along, over and upon a strip of land sixty feet in width along the Northerly boundary of said above described premises, said easement being bounded and described as follows:

BEGINNING at an iron pipe corner located on the Easterly side of a roadway known as Zimmer Trail, said point of beginning being also the southwesterly corner of lands now or formerly of Zander; thence along said lands, South eighty-two (82) degrees fifteen (15) minutes fifty-three (53) seconds East two hundred twenty-five and ninety-one hundredths (225.91) feet to an iron pin corner, said corner being the southwesterly corner of lands now or formerly of Rudolf Ilg and being also in the line of lands now or formerly of George Muller and Mona Muller, his wife; thence along said lands, South four (4) degrees thirty-five (35) minutes fifty-two (52) seconds West sixty (60) feet; thence through the above described premises, North eighty-two (82) degrees fifteen (15) minutes fifty-three (53) seconds West two hundred twenty-five and ninety-one hundredths (225.91) feet, more or less, to the easterly side of Zimmer Trail; thence along the easterly side of Zimmer Trail, North fifteen (15) degrees thirty-one (31) minutes

twenty-six (26) seconds East sixty (60) feet, more or less to the place of BEGINNING.

CONTAINING 13, 554 square feet of land, more or less. No barriers, fences, curbs or other obstruction to the free and unhampered use of said easement, motor vehicles or other personal property, nor any building or other structure be parked, stored, constructed or permitted upon any part of said easement or right-of-way, Being the same parcel conveyed to DAVID T. MESSERSMITH AND SHANNON MESSERSMITH, HIS WIFE from RICHARD A. STRUBECK AND KRISTIE A. STRUBBCK, HIS WIFE, by virtue of a deed dated 8/29/2003, recorded 9/2/2003 in deed book 2321, page 302, as instrument no, 200300011236 county of WAYNE, state of PENNSYLVANIA.

BEING KNOWN AS: 65
ZIMMER TRAIL FKA RR 1 BOX
1439, BEACH LAKE, PA 18405

Seized and taken in execution as property of:
David Messersmith aka David T. Messersmith 65 Zimmer Tail or 22 Alpine Road BEACH LAKE PA 18405
Shannon Messersmith 65 Zimmer Trail BEACH LAKE PA 18405

Execution No. 200-Civil-2023
Amount \$132,878.18 Plus
additional costs

July 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.

Geraldine M. Linn

9/1/2023 • 9/8/2023 • 9/15/2023

**SHERIFF'S SALE
SEPTEMBER 27, 2023**

By virtue of a writ of Execution instituted by: MCLP Asset Company, 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 27th day of September, 2023 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED, LYING AND BEING IN THE TOWNSHIP OF STERLING, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHERLY 50 FOOT RIGHT-OF-WAY OF LEGISLATIVE ROUTE 63004 AND BEING THE COMMON CORNER OF LOT NO. 3 AND LOT NO. 4 AS SHOWN ON A SUBDIVISION PLAN ENTITLED PHILIP AND AMBER STOUT, PREPARED BY R. STORM, INC., DATED JULY 5, 1985; THENCE ALONG L.R. 63004, N. 63 DEGREES 33 MINUTES 29 SECONDS E., 150.00 FEET TO AN IRON PIN; THENCE ALONG OTHER LANDS OF STOUT, S 26 DEGREES 26 MINUTES 31 SECONDS E., 290.40 FEET TO AN IRON PIN; THENCE ALONG SAME S. 63 DEGREES 33 MINUTES 29 SECONDS W., 150.00 FEET TO AN IRON PIN; THENCE ALONG LOT. NO. 3, N. 26 DEGREES 26 MINUTES 31 SECONDS W., 290.40 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.00 ACRES.

SUBJECT TO THE SAME RESERVATIONS, RESTRICTIONS, AND COVENANTS AS ARE CONTAINED IN THE DOCUMENTS FORMING THE

CHAIN OF TITLE.

BEING KNOWN AS: 26 SPRING
HILL ROAD F/K/A RR1, BOX
1568 MOSCOW, PA 18444

PROPERTY TAX NO.: 26-0-0330-
0074.0004-

TITLE TO SAID PREMISES IS
VESTED IN PHILLIP A. STOUT,
JR AND TERRY LYNN STOUT,
HIS WIFE, BY DEED FROM
AMBER STOUT AND PHILLIP
STOUT, HER HUSBAND
RECORDED June 05, 1987 IN
BOOK NO. 465 PAGE 160

Seized and taken in execution as
property of:
Phillip Stout 26 Spring Hill Road
MOSCOW PA 18444
Terry Stout 26 Spring Hill Rd
MOSCOW PA 18444

Execution No. 374-Civil-2022
Amount \$75,526.89 Plus additional
costs

July 5, 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

9/1/2023 • 9/8/2023 • 9/15/2023

CIVIL ACTIONS FILED

*FROM AUGUST 5, 2023 TO AUGUST 11, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2004-20480	DULEY JENNIFER L	8/07/2023 10:25	SATISFACTION	—
2004-20481	DULEY JENNIFER L	8/07/2023 10:25	SATISFACTION	—
2006-20327	SWINGLE NANCY ANN	8/07/2023 10:25	SATISFACTION	—
2015-20722	UTEGG HARRY S	8/07/2023 3:39	SATISFACTION	54,330.46
2019-00334	ANDERSON MARSHA	8/08/2023 1:32	WRIT OF EXECUTION	1,409.39
2019-00334	HONESDALE NATIONAL BANK GARNISHEE	8/08/2023 1:32	WRIT EXEC/GARNISHEE	—
2019-20750	ARMSTRONG WARREN	8/11/2023 1:44	SATISFACTION	1,631.71
2020-00093	ANKIN JAMES P	8/07/2023 12:00	JGMT/ARBITRATION AWD	7,376.01
2020-20271	ARMSTRONG WARREN	8/11/2023 1:44	SATISFACTION	1,347.80
2020-20306	DRAUGHON BRENDAN	8/11/2023 11:55	SATISFACTION	—
2020-20447	BLACK LEE A	8/07/2023 1:30	SATISFACTION	1,144.64
2020-20448	AMBROSIO FRANK	8/07/2023 1:30	SATISFACTION	1,191.17
2020-20448	AMBROSIO SUSAN	8/07/2023 1:30	SATISFACTION	1,191.17
2020-20611	GREENSTEIN JANE CO-TRUSTEE	8/07/2023 1:30	SATISFACTION	1,770.11
2020-20611	THERESE CARLEY FAMILY TRUST	8/07/2023 1:30	SATISFACTION	1,770.11
2020-20616	MELLA ROGER	8/07/2023 1:30	SATISFACTION	2,666.67
2020-20616	MELLA IRIS	8/07/2023 1:30	SATISFACTION	2,666.67
2020-20619	ARMSTRONG WARREN	8/11/2023 1:44	SATISFACTION	1,655.21
2021-00034	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT	8/08/2023 2:04	VERDICT & ORDER	—
2021-00034	HIDEOUT INC ASSN. OF PROPERTY OWNERS	8/08/2023 2:04	JUDGMENT	—
2021-20204	KRESGE STEPHANIE L	8/07/2023 10:25	SATISFACTION	—
2021-20368	FERENO FRIEDA	8/07/2023 1:30	SATISFACTION	984.99
2021-20370	GREENSTEIN JANE CO TRUSTEE	8/07/2023 1:30	SATISFACTION	1,799.12
2021-20370	CARLEY THERESE FAMILY TRUST	8/07/2023 1:30	SATISFACTION	1,799.12
2021-20370	THERESE CARLEY FAMILY TRUST	8/07/2023 1:30	SATISFACTION	1,799.12
2021-20374	DENUNZIO FRANK	8/07/2023 1:49	SATISFACTION	2,085.67
2021-20738	VALLE LIDIA	8/07/2023 1:30	SATISFACTION	1,515.68
2022-00264	RUFFED GROUSE RIDGE OWNERS P ASSOCIATION	8/10/2023 2:51	SUMMARY JUDGMENT	—
2022-00284	CAVILL JAMES W III	8/11/2023 3:53	DEFAULT JUDGMENT	108,137.94
2022-00284	CAVILL JAMES W III	8/11/2023 4:01	WRIT OF EXECUTION	108,137.94
2022-20130	MELLA ROGER	8/07/2023 1:49	SATISFACTION	3,178.25
2022-20130	MELLA IRIS	8/07/2023 1:49	SATISFACTION	3,178.25
2022-20141	DENUNZIO FRANK	8/07/2023 1:49	SATISFACTION	1,066.05

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

2022-20143	GREENSTEIN JANE CO-TRUSTEE	8/07/2023 1:30 SATISFACTION	533.19
2022-20143	THERESE CARLEY FAMILY TRUST	8/07/2023 1:30 SATISFACTION	533.19
2022-20143	CARLEY THERESE FAMILY TRUST	8/07/2023 1:30 SATISFACTION	533.19
2022-20155	ALECKNA MICHAEL	8/07/2023 1:30 SATISFACTION	1,206.83
2022-20155	CRONEY MAKAYLA	8/07/2023 1:30 SATISFACTION	1,206.83
2022-20155	MICHEL MICHAEL	8/07/2023 1:30 SATISFACTION	1,206.83
2022-20494	MILLER HOWARD E	8/07/2023 12:38 WRIT OF SCIRE FACIAS	—
2022-20494	MILLER CARLA	8/07/2023 12:38 WRIT OF SCIRE FACIAS	—
2022-20623	DENUNZIO FRANK	8/07/2023 1:49 SATISFACTION	2,212.67
2022-20625	GREENSTEIN JANE CO-TRUSTEE	8/07/2023 1:30 SATISFACTION	904.36
2022-20625	THERESE CARLEY FAMILY TRUST	8/07/2023 1:30 SATISFACTION	904.36
2022-20625	CARLEY THERESE FAMILY TRUST	8/07/2023 1:30 SATISFACTION	904.36
2022-20631	CASTELLANO JOSEPH A	8/07/2023 10:25 SATISFACTION	—
2023-00254	REINGOLD GREG	8/08/2023 12:10 WRIT OF EXECUTION	91,969.59
2023-00315	VAIL JAY IN CAPACITY AS EXECUTOR OF	8/09/2023 3:40 DEFAULT JUDGMENT	88,368.01
2023-00315	THE ESTATE OF LYNITA M VAIL A/K/A	8/09/2023 3:40 DEFAULT JUDGMENT	88,368.01
2023-00315	VAIL LYNITA DECEASED	8/09/2023 3:40 DEFAULT JUDGMENT	88,368.01
2023-00315	VAIL JAY IN CAPACITY AS EXECUTOR OF	8/09/2023 3:44 WRIT OF EXECUTION	95,730.64
2023-00315	THE ESTATE OF LYNITA M VAIL A/K/A	8/09/2023 3:44 WRIT OF EXECUTION	95,730.64
2023-00315	VAIL LYNITA DECEASED	8/09/2023 3:44 WRIT OF EXECUTION	95,730.64
2023-09086	SASSI STEVEN J ESTATE	8/07/2023 1:10 ESTATE CLAIM	5,654.05
2023-20033	PAEZ ANYELO ANGEL ACOSTA	8/11/2023 11:55 SATISFACTION	—
2023-20033	ACOSTA ANYELO ANGEL PAEZ	8/11/2023 11:55 SATISFACTION	—
2023-20340	BOATENG DAVID ADU	8/11/2023 2:04 WRIT OF SCIRE FACIAS	—
2023-20340	ADU DAVID BOATENG	8/11/2023 2:04 WRIT OF SCIRE FACIAS	—
2023-20341	ARRIAGA LUIS	8/11/2023 1:59 WRIT OF SCIRE FACIAS	—
2023-20341	ARRIAGA MARIA	8/11/2023 1:59 WRIT OF SCIRE FACIAS	—
2023-20410	MORRISSEY RALPH	8/11/2023 11:51 WRIT OF EXECUTION	110,123.77
2023-20410	MORRISSEYS ROAD HOUSE LLC	8/11/2023 11:51 WRIT OF EXECUTION	110,123.77
2023-20414	MCCABE JAMES	8/07/2023 10:00 MUNICIPAL LIEN	6,705.55
2023-20415	BURDYN WILLIAM JR	8/07/2023 10:00 MUNICIPAL LIEN	5,518.65
2023-20416	GUMAN JOSEPH	8/07/2023 10:00 MUNICIPAL LIEN	5,820.46
2023-20416	GUMAN BENITA	8/07/2023 10:00 MUNICIPAL LIEN	5,820.46
2023-20417	ROBINSON WILLIAM	8/07/2023 10:00 MUNICIPAL LIEN	5,543.21
2023-20417	ROBINSON SHANNON	8/07/2023 10:00 MUNICIPAL LIEN	5,543.21
2023-20418	DUFFY CLINTON E	8/07/2023 10:26 JUDGMENT	5,297.75
2023-20419	FLAMISH CLIFF	8/07/2023 12:55 MUNICIPAL LIEN	439.85
2023-20419	PINCHEK ALLISON	8/07/2023 12:55 MUNICIPAL LIEN	439.85
2023-20420	FLAMISCH CLIFF	8/07/2023 1:13 MUNICIPAL LIEN	422.74
2023-20420	PINCHEK ALLISON	8/07/2023 1:13 MUNICIPAL LIEN	422.74
2023-20421	DAHL JOHN	8/08/2023 8:55 JP TRANSCRIPT	2,010.05
2023-20422	DOLPH JOHN	8/08/2023 8:55 JP TRANSCRIPT	2,522.25

2023-20423	PARENTI MICHAEL	8/08/2023 8:55 JP TRANSCRIPT	3,750.49
2023-20424	ANDERSON SHAKERRA	8/08/2023 8:56 JP TRANSCRIPT	4,037.83
2023-20425	SWINGLE JAMES	8/08/2023 8:56 JP TRANSCRIPT	8,964.18
2023-20426	COHEN PHILLIP	8/08/2023 8:56 JP TRANSCRIPT	1,639.07
2023-20427	CIELOSCZYK CHRISTIAN	8/08/2023 8:57 JP TRANSCRIPT	1,381.80
2023-20428	CALABRESE JOHN	8/08/2023 8:57 JP TRANSCRIPT	6,175.60
2023-20429	BONAPARTEDYER SHANAYBIA	8/08/2023 8:58 JP TRANSCRIPT	5,305.56
2023-20430	CARUSO NICOLA	8/08/2023 10:16 MUNICIPAL LIEN	676.89
2023-20431	ONEILL FRANCES	8/08/2023 10:28 MUNICIPAL LIEN	649.09
2023-20431	O'NEILL FRANCES	8/08/2023 10:28 MUNICIPAL LIEN	649.09
2023-20432	VITALE MICHAEL	8/08/2023 10:39 MUNICIPAL LIEN	1,153.28
2023-20433	VERDE HAROLD	8/08/2023 10:53 MUNICIPAL LIEN	649.09
2023-20434	MILLER HOWARD E	8/08/2023 11:04 MUNICIPAL LIEN	1,659.13
2023-20434	MILLER CARLA	8/08/2023 11:04 MUNICIPAL LIEN	1,659.13
2023-20435	JOHNSON EDWARD	8/08/2023 11:22 MUNICIPAL LIEN	3,185.89
2023-20435	JOHNSON JENNIFER	8/08/2023 11:22 MUNICIPAL LIEN	3,185.89
2023-20436	TURIANO THOMAS Q	8/09/2023 2:33 MUNICIPAL LIEN	659.78
2023-20437	GRACELY RONALD E	8/09/2023 2:51 MUNICIPAL LIEN	649.09
2023-20437	GRACELY DONNA JO	8/09/2023 2:51 MUNICIPAL LIEN	649.09
2023-20438	FITCH JONATHAN R	8/09/2023 3:10 MUNICIPAL LIEN	1,261.18
2023-20438	FITCH SAMANTHA L	8/09/2023 3:10 MUNICIPAL LIEN	1,261.18
2023-20439	SCHUTZ SCOTT	8/09/2023 3:21 MUNICIPAL LIEN	422.74
2023-20440	GALLO DANIEL	8/09/2023 3:30 MUNICIPAL LIEN	683.32
2023-20441	MOLLING KIM	8/11/2023 12:43 JP TRANSCRIPT	3,299.10

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2023-20442	DRUHL TRACY		8/11/2023 12:59 JP TRANSCRIPT	3,250.09
2023-20443	GAWRON JENNIFER L		8/11/2023 3:27 JP TRANSCRIPT	10,157.48
2023-20444	CURRERI BRANKICA		8/11/2023 3:50 JP TRANSCRIPT	3,499.56
2023-20445	O'GRADY RICHARD J		8/11/2023 3:43 MUNICIPAL LIEN	11,127.55
2023-20445	OGRADY RICHARD J		8/11/2023 3:43 MUNICIPAL LIEN	11,127.55
2023-40042	LAISO PATRICK OWNER	P	8/07/2023 11:55 MECHANICS LIENWAIVER	—
2023-40042	LAISO KAREN OWNER	P	8/07/2023 11:55 MECHANICS LIENWAIVER	—
2023-40042	TIMBERCREST BUILDERS LLC CONTRACTOR		8/07/2023 11:55 MECHANICS LIENWAIVER	—

APPEAL DJ JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00394	ABSOLUTE RESOLUTIONS INVESTMENTS LLC	PLAINTIFF	8/09/2023	—
2023-00394	LYNADY MICHAEL	DEFENDANT	8/09/2023	—
2023-00398	ONEILL JOHN	PLAINTIFF	8/11/2023	—
2023-00398	ONEILL SUZANNE	PLAINTIFF	8/11/2023	—
2023-00398	PROJANS FLOORING AMERICA	DEFENDANT	8/11/2023	—
2023-00398	HALLMARK FLOORING INC	DEFENDANT	8/11/2023	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00396	CITIBANK N A	PLAINTIFF	8/10/2023	—
2023-00396	ZAKHAROV ALEXANDER	DEFENDANT	8/10/2023	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00399	BIG BASS LAKE COMMUNITY ASSOCIATION	PLAINTIFF	8/11/2023	—
2023-00399	GARFINKEL JARED AUSTYN	DEFENDANT	8/11/2023	—
2023-00399	MARTINOLICH LORI ALEXIS	DEFENDANT	8/11/2023	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2023-00395	MCLP ASSET COMPANY INC	PLAINTIFF	8/09/2023	—
2023-00395	COUGHLIN KEVIN	DEFENDANT	8/09/2023	—
2023-00404	FIDELITY DEPOSIT & DISCOUNT BANK	PLAINTIFF	8/11/2023	—
2023-00404	MALLABER JAMES F	DEFENDANT	8/11/2023	—
2023-00404	MALLABER JEANINE D	DEFENDANT	8/11/2023	—

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 21, 2023 TO AUGUST 25, 2023
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

GRANTOR	GRANTEE	LOCATION	AMOUNT
HAMMELL PAULA	HOUSING & URBAN DEVELOPMENT	MOUNT PLEASANT TOWNSHIP	5,735.80
CORCORAN THOMAS E	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	HONESDALE BOROUGH	165,000.00
TRAMANTANO DEBRA	HONESDALE NATIONAL BANK	BERLIN TOWNSHIP	33,500.00
DYAKOVETSKY GEORGE DYAKOVETSKY ZHANNA	LENDING GROUP COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	284,000.00
GLYNN JENNA GLYNN STEPHEN GEORGE	HONESDALE NATIONAL BANK	CLINTON TOWNSHIP	41,000.00
GOYETTE CHARLES GOYETTE MARIE	HONESDALE NATIONAL BANK	PAUPACK TOWNSHIP	65,000.00
SEDER MARISSA	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LEHIGH TOWNSHIP	
SEDER ANDREW M	LOANDEPOT COM		154,660.00
COOK WILLIAM	HORIZON FARM CREDIT	PAUPACK TOWNSHIP	72,000.00
LTS HOMES L T S HOMES	WAYNE BANK	LAKE TOWNSHIP	300,000.00
CURRIER SUSAN MARIE THOMAS JON JON SEATON	DIME BANK	HAWLEY BOROUGH	140,000.00
RYAN CHAD	NET FEDERAL CREDIT UNION N E T FEDERAL CREDIT UNION	SOUTH CANAAN TOWNSHIP	153,000.00
ENSLIN JOHN J JR ENSLIN TRUDY A	ROCKET MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SOUTH CANAAN TOWNSHIP	195,360.00
MATSKIN ILYA L MATSKIN DARYA	JPMORGAN CHASE BANK J P MORGAN CHASE BANK	PALMYRA TOWNSHIP	236,000.00
KERCHUSKY ANTHONY E KERCHUSKY MARIAN H	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NATIONWIDE MORTGAGE BANKERS INC	PAUPACK TOWNSHIP	235,500.00
AMONITTI ROBERT G AMONITTI LINDA M	NOVUS HOME MORTGAGE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	153,750.00
GRABENSTETTER JESSI H	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS CMG MORTGAGE INC C M G MORTGAGE INC CMG HOME LOANS C M G HOME LOANS	LEHIGH TOWNSHIP	145,319.00

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

MURPHY BRIAN P	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS CMG MORTGAGE INC C M G MORTGAGE INC CMG HOME LOANS C M G HOME LOANS	WAYMART BOROUGH	179,797.00
SCHOTTMILLER PAUL R	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	LAKE TOWNSHIP	
SCHOTTMILLER JENNIE L	OPTIMUM FIRST INC		690,000.00
GIANNACI ANTHONY	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	SALEM TOWNSHIP	
GIANNACI JANE	LOANUNITED COM		247,000.00
BRACKEN ROSEMARIE	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NATIONWIDE MORTGAGE BANKERS INC	LAKE TOWNSHIP	166,875.00
HEMPSTEAD GREGORY W	HONESDALE NATIONAL BANK	PRESTON TOWNSHIP	50,000.00
SHEHADI THOMAS J	NBT BANK	SOUTH CANAAN TOWNSHIP	
SHEHADI LORRAINE D	N B T BANK		100,000.00
NOVAK MICHAEL	NBT BANK	LAKE TOWNSHIP	
NOVAK CATHERINE	N B T BANK		225,000.00
CHERIPKO JAN	DIME BANK	BETHANY BOROUGH	
CHERIPKO VALRAY			15,000.00
GROSSO JACQUELINE	NBT BANK	LAKE TOWNSHIP	
GROSSO SCOTT VINCENT	N B T BANK		40,000.00
ASHER DENNIS E	NBT BANK	SALEM TOWNSHIP	
ASHER GEORGEANNE	N B T BANK		110,000.00
CANTOR ANGELA D	FIDELITY DEPOSIT & DISCOUNT BANK	HONESDALE BOROUGH	
SZMEJDA SYLVESTER			90,380.00
MCGUIRE MARY	PRIMELENDING MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	PAUPACK TOWNSHIP	650,000.00
DIGIOVANNI THOMAS	WAYNE BANK	SALEM TOWNSHIP	
DIGIOVANNI MAUREEN			50,000.00
NEW JERSEY FEDERATION OF YOUNG MENS HEBREW	DIME BANK	PRESTON TOWNSHIP	
NEW JERSEY FEDERATION OF YOUNG WOMENS			4,000,000.00
LEET BAILY PAIGE	HONESDALE NATIONAL BANK	HONESDALE BOROUGH	
LEET RICHARD			141,550.00
FEIGENBUTZ HEATHER	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS NATIONWIDE MORTGAGE BANKERS INC	DAMASCUS TOWNSHIP	235,653.00

DEEDS

GRANTOR	GRANTEE	LOCATION	LOT
TKACZ STEVEN	TURNER GLENN	LEHIGH TOWNSHIP	
TKACZ MARIANN	TURNER ALINE		LOT 24
CRIOLLO JIMMY	KANE MICHAEL	LEHIGH TOWNSHIP	
	BASILE AMY		LOT 27
BALDINO RACHEL DECKER	HOWARD RACHEL DECKER	SALEM TOWNSHIP	
HOWARD RACHEL DECKER	HOWARD JOSEPH CONAN		
DECKER ANN MARIE			LOT 722
MINIEN FRANCIS	CARUCCI ARTHUR	LEHIGH TOWNSHIP	
	CARUCCI IEVA		LOT 167
PETROSKY WALTER D	PETROSKY WALTER D	SOUTH CANAAN TOWNSHIP	
	PETROSKY BARBARA J		
	PETROSKY WALTER J		LOT 77
MARTIN ERIC S	MARTIN ERIC S	SALEM TOWNSHIP	
MARTIN ANN MARIE	MARTIN ANN MARIE		LOT 252R
SNIP	DYAKOVETSKY GEORGE	PAUPACK TOWNSHIP	
S N I P	DYAKOVETSKY ZHANNA		LOT 335
GARCIA DESIREE	MG ONE ONE RENOVATIONS LLC	SALEM TOWNSHIP	
RINCON FERNANDO PINEROS	M G ONE ONE RENOVATIONS L L C		LOT 481
HOUCK THELMA M	ALIC JASMINA	SALEM TOWNSHIP	LOT 693
POLTANIS JEFFREY A	SWINGLE ANDREW	DYBERRY TOWNSHIP	
POLTANIS ALTHEA J	SWINGLE STEPHANIE		
ESHUN REGINALD	DYNEESHUN ANITA JAYNE	LAKE TOWNSHIP	
DYNEESHUN ANITA JAYNE	ESHUN ANITA JAYNE DYNE		
ESHUN ANITA JAYNE DYNE			LOT 1995
FELDMAN DANIEL	FELDMAN DANIEL	CANAAN TOWNSHIP	
	FELDMAN SEOWYEAN TAN		LOT G
CLAUSE GEORGE E	SCHATZ JAMES	DREHER TOWNSHIP	
CLAUSE TAMMY LEE	SCHATZ JOANNE		
CLAUSE GEORGE E	SCHATZ JAMES	DREHER TOWNSHIP	
CLAUSE TAMMY LEE	SCHATZ JOANNE		
CONTE NANCY TR	CONTE NANCY TR	PAUPACK TOWNSHIP	
MELISSA C PORTMORE FAMILY TRUST	MELISSA PORTMORE FAMILY TRUST		
PRESSLEY BYRD	PAUPACK VILLAGE LLC	HAWLEY BOROUGH	
CAPRIO PATRICIA L	PAUPACK VILLAGE L L C		
BROWN KENT L JR	HENDERSON ALICE RITA	DAMASCUS TOWNSHIP	
TAYLOR JOLYN T			
BUNTING ELAINE K BY AF	HOLL	PROMPTON BOROUGH	
BUNTING DAVID I AF			
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	BORSUK ELIZABETH		LOT 4
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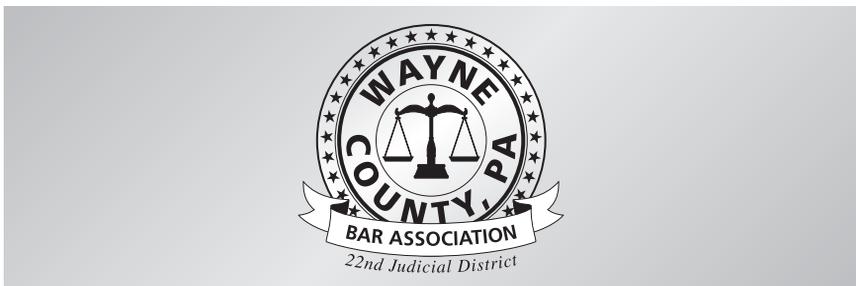
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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
September 4, 2023–September 8, 2023

Monday, September 4, 2023

9:00 AM – 4:30 PM
Courthouse Closed-Labor Day

Tuesday, September 5, 2023

8:45 AM
Wargo v. Wargo 334-2022-DR
Primary custody
Bugaj/

1:00 PM
DR Contempt

1:30 PM
De Novo Hearings
208-2023-DR CYS v. Kimball Anderson/Pro Se

2:00 PM
Rowe a/k/a Glossenger v. Rowe 212-2020-DR
Exceptions to Masters Report
Campbell/Pro Se

Wednesday, September 6, 2023

8:30 AM
Steele v. Henderickson 570-2016-DR
Custody Pre-Trial
Bugaj/Rechner/Campbell

9:00 AM
Central Court

9:00 AM
Schaeffer v. Schaeffer 489-2018-DR
Contempt
Thomas/Ellis

9:30 AM
Saklad v. Saklad 91-2023-DR
Special Relief
Gelb/T. Farley

10:00 AM
Nowakowski v. Alvarez 640-2017-DR
Special Relief
Muir/Campbell

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, September 7, 2023

9:00 AM
Formal Arraignment

9:00 AM
Commonwealth Matters
Sentencing 79-2023-CR Stanton, Joseph Francis
Sentencing 77-2023-CR Davies, Marissa Francis
Sentencing 363-2022-CR Hess, Justin Martin II Moved to 9/28
Sentencing 180-2023-CR Cuda, Tim K.Martin
Sentencing 191-2023-CR Mena, Harold K.Martin Spanish Interpreter:
Michael Zogby
Sentencing 88-2023-CR Marienschek, Michael Bugaj
Collections Violations 79 & 321-2019-CR D'Andrea, Donato Eagen
Collections Violations 569-2004-CR Delemarre, Edward
Sentencing 119 & 120-2023-CR Gerstenmaier, Crystal Zimmerman
Sentencing 321-2022-CR Medina, Ramon Rogan
BW Return 186-2023-CR Portillofuentes, Mauricio Mack Spanish Interpreter:
Michael Zogby

1:00 PM
Commonwealth Matters

173-2023-CR Figura, David ARD Holbert
198-2023-CR Karaseva, Polina ARD Turel
56-2023-CR Stevens, Samantha ARD Thompson
121-2023-CR King, Deshawn Plea Rogan
141-2023-CR Elliott, Jared Plea Rogan
80-2023-CR Quinn, Kimberly Plea Rogan
166-2023-CR Chubirka, Michael Plea Rogan
131-2023-CR Katona, Laszlo Plea O'Donnell
220-2020-CR Smith, Alexander Parole Violation Martin

346-2019-CR Swingle, Andrew Violation of Probation Bugaj

2:00 PM
Plea Offers
358-2022-CR Sheerer, Gerald Acquilino
177-2023-CR Algermon, Shawn Baron

Friday, September 8, 2023

8:45 AM – 9:00 AM
Swingle v. Cavage 195-2023-DR
Custody Pre-Trial
Thomas/Taylor

9:00 AM
Randolph v. Randolph 589-2019-DR
Rule to Dismiss
Farrell

9:00 AM
PFA
362-2023-DR Eskra v. shaffer

10:00 AM
Bern v. Thomas & Golden 299-2022-DR
Primary Custody Hearing
Campbell/Pro Se

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
September 4, 2023–September 8, 2023

Monday, September 4, 2023

9:00 AM
Courthouse closed-Labor day

Tuesday, September 5, 2023

9:00 AM
Dependency
9:00 (1hr) Goal Change/Permanency Review 6-2022-DP K.S.
Henry/Collins/Farrell/Martin II
10:30 Permanency Review 36-2016-DP A.K.
Henry/Anderson/Campbell/Burlein/Martin II
11:00 Permanency Review 27-2018-DP Z.B.
Anderson/Collins/Campbell/Burlein
1:00 Permanency Review A.K. Henry/Campbell

Wednesday, September 6, 2023

9:00 AM
Nikodem v. Rodriguez-Maisonet 256-2023-DR
Custody Pre-Trial
Lynott/Pro Se

9:30 AM
In Re: B.B.S. 34-2022-AD
Adoption
Germain

10:00 AM
IN Re: White 105-2023-OCD
Settlement of a small estate
Ellis

10:00 AM
Return Day
Dispositive motions if any-
Gordon v Gordon 222-2020-cv Clause/Farrell
Abellana v. Cherry Ridge 51-2021-CV & Abellana v. Suhosky 190-2021-CV
McKarski/Clause/Bugaj/Smith
Argument on Motion to Compel & Motion for Protective order

11:00 AM
Name Changes

337-2023-CV
IN Re: G.S & A.S.
Pro Se
375-2023-CV
In Re: Granger
Pro Se
379-2023-CV
IN Re: Frazier

11:30 AM
In Re:A.G. 7-2023-JV
Delinquency and Disposition
DA/Pfaff

1:00 PM
Wells Fargo v. Fasig 242-2023-CV
Hearing on Motion for Supplementary Relief in Aid of Execution
Ladd/Pro Se

2:00 PM
In Re: F.L. 36-2021-JV
Placement Review Hearing
DA/Zimmerman

Thursday, September 7, 2023

9:00 AM
Schneller v. Zoning board of Cherry Ridge 133-2023-CV
Argument on Zoning Board Appeal
Zimmer/Neyhart/Waldron/

10:00 AM
In re: J.D.E. 27-2022-AD
Term of Unknown Father
Anderson/Ellis/Campbell

1:30 PM
In Re: G.A. 14-2023-AD & 14-2022-DP
Voluntary Relinquishment of Parental Rights/Permanency Review & Goal
Change
Campbell/Collins

Friday, September 8, 2023

9:00 AM
Babcock-Conklin v. Bell & Henry 338-2018-DR
Custody Hearing (Zimmerman)
Pro Se/Pro Se/Rechner

ARBITRATION ROOM CALENDAR

September 4, 2023–September 8, 2023

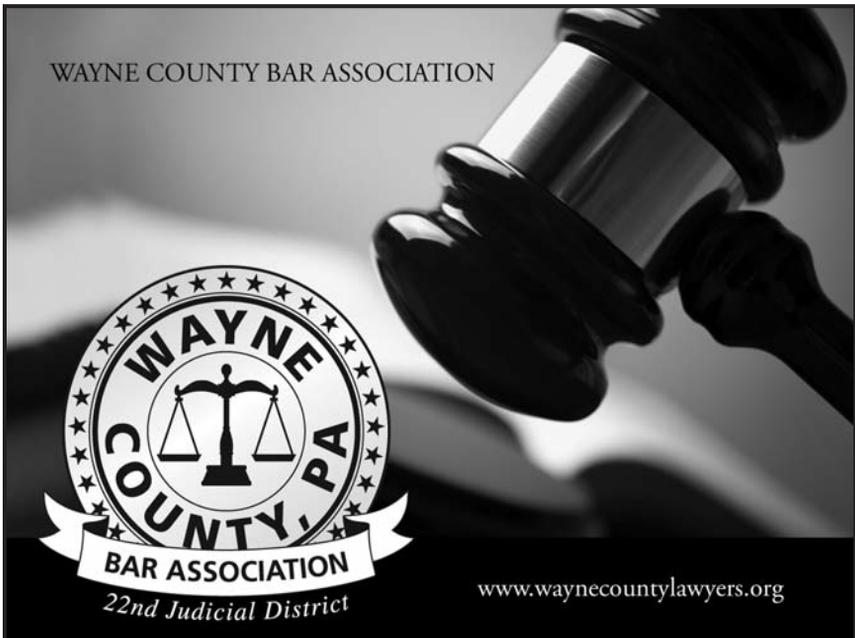
Friday, September 8, 2023

9:00 AM
Arsenicos v. Arsenicos 371-2023-DR
Conciliation Conference (Karam)
Pro Se/Pro Se

9:30 AM
Voto v. Voto 331-2023-DR
Custody Conciliation (Karam)
J.Ellis/Pro se

10:00 AM
Patten v. Patten 398-2022-DR
Conciliation Conference (Karam)
Martin/Bugaj

1:00 PM
Barbara v. Barbara 512-2021-DR
Divorce Hearing
Pro Se/T.Farley



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