

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



**May 10, 2024**  
**Vol. 14, No. 11**  
**Honesdale, PA**



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

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*Judge*

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



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Legal Journal of Wayne County

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

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

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

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

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

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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**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
James Shook  
Jocelyn Cramer

**Treasurer**

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, 2<sup>nd</sup> Floor  
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of George D. LaPoint  
AKA George LaPoint  
Late of Paupack Township  
EXECUTOR  
Matthew Frederick Tepelmann  
40 Riverside Drive  
Camden, ME 04843  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**5/10/2024 • 5/17/2024 • 5/24/2024**

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**ESTATE NOTICE**

Estate of James T. Flood III  
Late of South Canaan Township  
EXECUTOR  
Janna Karin Hinds  
138 Terrace Dr.  
Stroudsburg, PA 18360

**5/10/2024 • 5/17/2024 • 5/24/2024**

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**ESTATE NOTICE**

Estate of Eileen DiCarlo  
Late of Dreher Township  
ADMINISTRATOR  
Sean Willis  
162 Inverhouse Rd.  
Henryville, PA 18332

**5/10/2024 • 5/17/2024 • 5/24/2024**

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**ESTATE NOTICE**

In the Estate of ELLA E. BOX,  
of Canaan Township, Wayne  
County, Pennsylvania.

Letters Testamentary in the above estate have been granted to Norman M. Box and Richard J. Box. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Michael Briechle, Esquire  
Briechle Law Offices, P.C.  
1015 N. Main Street P.O. Box 157  
Forest City, PA 18421  
Attorney for the Estate

**5/10/2024 • 5/17/2024 • 5/24/2024**

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**ESTATE NOTICE**

Notice is hereby given that, in the estate of the decedent set forth below, the Register of Wills has granted Letters Testamentary to the person named. All persons having

claims against said estate are requested to make known the same to them and all persons indebted to said decedent are requested to make payment without delay to the administrator named below. Bertha Kofler, deceased Late of: Newfoundland, Wayne Co., PA Administrator: Anita Kofler, PO Box 202, Newfoundland, PA 18445.

5/10/2024 • 5/17/2024 • 5/24/2024

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**ESTATE NOTICE**

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF JOHN F. KACER a/k/a JOHN KACER** late of 391 Stock Farm Road, Lake Ariel, Wayne County, Pennsylvania (died March 9, 2024), to Jennifer Sinclair-Moore, as Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above at P.O. Box 241, Newfoundland, PA 18445.

5/10/2024 • 5/17/2024 • 5/24/2024

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Joseph Ferraro a/k/a Joseph Anthony Ferraro, Executor of the Estate of Ronald E. Borchert a/k/a Ronald Borchert, late of Wayne County, Beach Lake, PA 18405, who died on March 25, 2024. All persons indebted to said Estate are required to make payment and

those having claims or demands to present the same without delay to the Executor, Joseph Ferraro a/k/a Joseph Anthony Ferraro, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/10/2024 • 5/17/2024 • 5/24/2024

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**ESTATE NOTICE**

Estate of Vincent Cudemo also known as Vincent A. Cudemo, late of Clinton Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to Michelle Ann Cubria 128 Heatherwood Dr, Brookfield, CT 06804; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

5/3/2024 • 5/10/2024 • 5/17/2024

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**EXECUTOR'S NOTICE**

ESTATE OF Gail S. Brill a/k/a Gail Joanne Brill a/k/a Gail Brill, late of Canaan Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Rebecca B. Casper, of 14 Haunted Hollow, Honesdale, PA 18431. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/3/2024 • 5/10/2024 • 5/17/2024

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**ESTATE NOTICE**

Estate of Helen A. Stegner  
Late of Honesdale Borough  
EXECUTOR  
Honesdale National Bank  
724 Main Street  
Honesdale, PA 18431  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431

5/3/2024 • 5/10/2024 • 5/17/2024

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**ESTATE NOTICE**

Estate of Allen John Knehr  
AKA Allen J. Knehr  
Late of Cherry Ridge Township  
CO-EXECUTOR  
Anna Marie Allen-Tuleya  
1615 Roosevelt Highway  
Honesdale, PA 18431  
CO-EXECUTOR  
Anthony J. Knehr  
514 River Street  
Hawley, PA 18428  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

4/26/2024 • 5/3/2024 • 5/10/2024

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**ESTATE NOTICE**

In the Estate of Lisa M. Falkoff,  
a/k/a Lisa Marie Falkoff of Preston  
Township, Wayne County,  
Commonwealth of Pennsylvania.  
Letters Testamentary in the above  
estate have been granted to Kylie  
Jo Slocum, a/k/a Kylie Slocum. All  
persons indebted to said estate are

requested to make prompt payment  
and all having claims against said  
estate will present them without  
delay to:

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

4/26/2024 • 5/3/2024 • 5/10/2024

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**ESTATE NOTICE**

Estate of Wendy Helen Czar  
AKA Wendy H. Czar  
Late of Texas Township  
ADMINISTRATOR  
John J. Czar, Jr., a/k/a John Joseph  
Czar  
22 Czar Lane  
Honesdale, PA 18431  
ATTORNEY  
Ronald M. Bugaj, Esq.  
Bugaj/Fisher, PC  
308 9th St., PO Box 390  
Honesdale, PA 18431

4/26/2024 • 5/3/2024 • 5/10/2024

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**ESTATE NOTICE**

Estate of Helen E. Haynes  
AKA Helen Haynes  
Late of Starucca Borough  
CO-EXECUTOR  
Darl Haynes, a/k/a Darl F. Haynes  
117 Kellogg Road  
Starucca, PA 18462  
CO-EXECUTOR  
Darwin Haynes, a/k/a Darwin L.  
Haynes  
143 Maple Grove Road  
Starucca, PA 18462

**ATTORNEY**

Ronald M. Bugaj, Esq.  
Bugaj/Fisher, PC  
308 9th St., PO Box 390  
Honesdale, PA 18431

**4/26/2024 • 5/3/2024 • 5/10/2024**

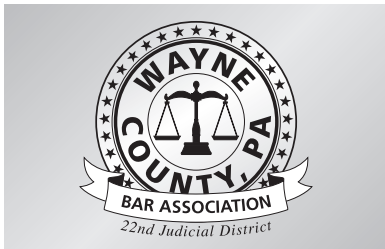
**OTHER NOTICES**

**ARTICLES OF  
INCORPORATION  
ADVERTISEMENT**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on February 13, 2024, and a Certificate of Incorporation has been issued to MOSEY'S ROADHOUSE, INC. in accordance with the provisions of the Business Corporation Law of May 5th, 1933, P. L. 364 as amended and its supplements. The purpose of the corporation is to operate a bar/restaurant and for any and all acts allowed under the Statutes of the Commonwealth of Pennsylvania.

JOHN J. MARTIN,  
ESQUIRE

**5/10/2024**



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

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

**SHERIFF'S SALE  
MAY 22, 2024**

By virtue of a writ of Execution instituted by: Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of May, 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 and tract of land situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, known and designated as Lot No. 19, as laid out and plotted upon a map entitled "Rockledge Section Three, Lands of Gumble Bros. Devel. Corp., Paupack Twp., Wayne Co., Penna., July 1971, Rev. 13 Nov. 1972, Scale 1" = 100', Rev. July, 1978, Harry F. Schoenagel, R. S., Greentown, Pennsylvania," said map being filed of record in the Office of the Recorder of Deeds in Wayne County, Pennsylvania, in Map Book 39 at page 51.





THE FOREST LAKE CLUB  
*GOLF PROGRAM 2024*

115 FLC Road, Hawley PA 18428



Enjoy casual golf on our relaxed, walkable, 9-hole mountain course and access to weekday Clubhouse dining throughout the season (May to October).\* The Club's 2,461-yard par-32 course is environmentally treated. \$600 per season, limited availability.

For more information or an application,  
contact Colleen Van Horn, General Manager,  
[gm@forestlakeclub.net](mailto:gm@forestlakeclub.net) or 570-685-7171.

\*Daily dining schedule varies during the season, please check ahead.

BEING a part of the same piece, parcel and tract of land granted and conveyed to the grantor herein by virtue of a certain deed from George Rodwin, et ux, et al, said deed being dated the 25th day of October, 1968, and being duly recorded in Wayne County Deed Book 245 at page 728.

EXCEPTING AND RESERVING thereout and therefrom to the grantor its successors and assigns, in common, however, with the grantees, their heirs and assigns, a strip of land twenty (20) feet in width bordering the southerly side of premises for a right-of-way, utility installation and maintenance purposes.

ALSO EXCEPTING AND RESERVING to the grantors, their heirs and assigns, in common, however, with the grantees, their heirs and assigns, a certain parcel of land along the southwesterly and the southeasterly sides of the lot and being a cul-de-sac as laid out and set forth on the aforesaid map, said cul-de-sac being for right-of-way, utility installation and maintenance purposes.

AND THE GRANTEES, for themselves, their heirs and assigns, agree to and with the grantor, its successors and assigns, that the following restrictions and conditions shall be covenants running with the land:

The words “common use” as used herein shall be construed to mean the exclusive use by owners, and other guests, of properties

developed by the grantor herein, its successors and assigns, on land described in and conveyed to the grantor herein by deed from George Rodwin, et ux, et al, dated the 25th day of October, 1968, and duly recorded in Wayne County Deed Book Volume 245 at page 728, and in a certain deed from George Rodwin, et ux, et al, to the grantor, said deed being dated the 3rd day of January 1969, and being duly recorded in Wayne County Deed Book 246 at page 1088..The true intent and meaning of this paragraph shall be that “common use” shall be the exclusive use of owners of property deriving title out of premises commonly known as Rockledge Section 1 (formerly Rodwin tract), Rockledge Section 2 and Rockledge Section 3, as well as other properties that have obtained rights from George Rodwin, et ux, et al, whose property is surrounded by Rockledge Section 1, Rockledge Section 2 or Rockledge Section 3. The “common use” rights are subject to a certain Stipulation and Order filed of record to No. 4 June term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch, reference being had thereunto the same will more particularly appear.


Construction shall be limited to one single family dwelling on the above described premises and specifically if more than one of the original lots as laid out and plotted upon a certain “Map showing lands of Gumble Bros, Deval. Corp., Rockledge Section Three, Paupack

Twp., Wayne County, Penna., July 1971, Rev. 13 Nov. 1972, Scale 1" = 100', Rev. July, 1978, Harry F. Schoenagel, R. S., Greentown, Pennsylvania," it is specifically understood that the parcels shown on the new map shall be considered only as one lot regardless of the number of original lots contained in the new parcel. Building plans and location of buildings on lots and type of construction shall require the approval of the grantor herein, its successors and assigns.

No buildings, garage or kitchen shall be erected unless there is first erected thereon a main front bugalow.

All buildings must have complete sanitary plumbing and septic tanks. Tents and temporary structures shall not be permitted, except in emergencies, upon approval of the grantor herein, its successors and assigns. All sewage shall be disposed of in accordance with at least the minimum standards required by any and all State or local authorities.

This deed carries with it the right of ingress and egress to Lake Wallenpaupack in all areas set aside by the grantor herein, its successors and assigns, for common use, and the use of all common use facilities provided, including all common use facilities to be set aside in the future by the grantor herein on certain tracts known as Rodwin Tract (Rockledge) Section 1, Rockledge Section 2 and Rockledge Section 3, with the following restrictions: All property owners using such facilities shall share a proportionate amount of the cost of maintenance. No docks for boating shall be allowed in areas set aside for swimming. Any dock in a common use area shall be for common use. All use of , and ingress and egress to Lake Wallenpaupack for recreational and other purposes must be within the rights granted by the Pennsylvania Power and Light Company as outlined in an Agreement dated October 30, 1952, and recorded in Wayne County Deed Book No. 182 at pages 435, 537 and 439, and subject to a certain Stipulation and Order filed of record to No. 4 June



**John Regan**  
Auctioneer  
**(570) 856-8840**  
[www.johnreganauctions.com](http://www.johnreganauctions.com)  
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Personal Property • Livestock • Farm Equipment  
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Punctual and Confidential**

term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch.

This conveys the right of ingress and egress over all roads or right-of-ways as shown on map made for the grantor herein, its successors or assigns, dated October 9, 1952, and any subsequent revision thereof, including Rodwin Tract (Rockledge) Section 1, 2 and 3 and subject to a certain Stipulation and Order filed of record to No. 4 June term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch, with specific reference being had to the prohibition against vehicular access to the roads in Rodwin (Rockledge) Section 1 and Rockledge Section 2, as well as the other restrictions contained in the aforesaid Stipulation and Order.

Roads made by the grantor herein, its successors and assigns, shall be maintained by the property owners.

Raising poultry and livestock will not be permitted.

The common use area to be set aside on Rodwin Tract (Rockledge) Section 2 shall be used exclusively for swimming and no boats shall be allowed in said area and is subject to a certain Stipulation and Order filed of record to No. 4 June term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch.

Seized and taken in execution as property of:  
Robert Compton, Executor of the

Estate of Edward T. Sisco 28 Saw Mill Rd GREENTOWN PA 18426

Execution No. 454-Civil-2023  
Amount \$172,441.19 Plus  
additional costs

February 27, 2024  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

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

Chelsea Nixon Esq.

**4/26/2024 • 5/3/2024 • 5/10/2024**

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**SHERIFF'S SALE  
MAY 22, 2024**

By virtue of a writ of Execution instituted by: U.S. Bank Trust Company, N.A., not in its Individual Capacity but solely as Indenture Trustee of CIM Trust

2022-NR1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of May, 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 Parcel of Land I Township of Lake, Wayne County, Commonwealth of Pennsylvania, as more fully described in Book 501 Page 910 ID# 12-44-39, being known and designated as Lot 4063, Section 47 The Hideout, a Subdivision, filed in Plat Book 5 at Page 27.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 4063 Section 47 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and

86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973 in Plat Book 5, pages 120 through 123 being part of the same premises which is owned by Hideout Properties, Inc. by deed from various grantors. UNDER AND SUBJECT to all easements, covenants, conditions, and restriction of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented, governmental liens created or suffered by grantees.

TOGETHER with all rights of way and UNDER AND SUBJECT to all easements, covenants, reservations, restrictions, exceptions and conditions of record as found in the chain of title.

BEING KNOWN AS: 7 EAGLE COURT FKA 4063 EAGLE COURT, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0044-0039.-

BEING THE SAME PREMISES WHICH FRANK L. DE NUNZIO BY DEED DATED 1/13/1989 AND RECORDED 1/17/1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 501 AT PAGE 910,

GRANTED AND CONVEYED  
UNTO FRANK L. DE NUNZIO  
AND MILDRED I. DENUNZIO,  
HIS WIFE, NOW DECEASED.

Seized and taken in execution as  
property of:  
Frank L. De Nunzio 7 Eagle Court,  
1246 The Hideout LAKE ARIEL  
PA 18436

Execution No. 540-Civil-2023  
Amount \$109,521.53 Plus  
additional costs

February 27, 2024  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

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

Danielle DiLeva Esq.

**4/26/2024 • 5/3/2024 • 5/10/2024**

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**SHERIFF'S SALE  
MAY 22, 2024**

By virtue of a writ of Execution  
instituted by: US Bank Trust N.A.,  
not in its Individual Capacity but  
Solely as Owner Trustee for  
VRMTG Asset Trust US Bank  
Trust Company, National  
Association, Not In It's Individual  
Capacity But Solely As Indenture  
Trustee Of CIM Trust 2022-NRI  
issued out of the Court of Common  
Pleas of Wayne County, to me  
directed, there will be exposed to  
Public Sale, on Wednesday the  
22nd day of May, 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:

**PARCEL 1**

ALL THAT CERTAIN Piece or  
Parcel of Land Situate, Lying and  
being in the Township of Lehigh,  
County of Wayne, State of  
Pennsylvania, as Shown On "Map  
of Pocono Peek Lake", Dated July  
20, 1963, Drawn By The Running  
Engineering Company, Scranton,  
PA, as the Same is filed in the  
Office of the Recorder of Deeds of  
Wayne County, PA, in Map Book  
6, at Page 34, and Designated  
Thereon by Section H and Plot  
Numbers 41 and 42.

**PARCEL 2**

ALL THAT CERTAIN Piece or  
Parcel of Land, Situate, Lying and  
Being in the Township of Lehigh,  
County of Wayne, State of

Pennsylvania, as Shown On "Map of Pocono Peek Lake", Dated July 20, 1963, Drawn by the Dunning Engineering Company, Scranton, PA, as the Same is Filed in the Office of the Recorder of Deeds of Wayne County, PA, in Map Book 8, at Page 34, and Designated Thereon by Section H and Plot Numbers 43 and 44.

BEING KNOWN AS: 41 H PLACE, GOULDSBORO, PA 18424

PROPERTY ID NUMBER: 14-0-0004-0181 & 14-0-0004-0182

BEING THE SAME PREMISES WHICH ALICE V. ANGERMEYER BY DEED DATED 1/18/2008 AND RECORDED 7/29/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3566 AT PAGE 21, GRANTED AND CONVEYED UNTO ALICE V. ANGERMEYER, NOW DECEASED, SHERI L. BROCK AND WILLIAM J. BROCK HUSBAND AND WIFE.

Seized and taken in execution as property of:  
The Unknown Heirs of Alice V. Angermeyer Deceased 41 H Place GOULDSBORO PA 18424  
William J. Brock 30 Pond Road MOSCOW PA 18444  
Sheri Brock aka Sheri L. Brock, Individually & In Her Capacity as Heir of Alice V. Angermeyer, Deceased 30 Pond Road MOSCOW PA 18444  
Susan Coward Solely in Her Capacity as Heir of Alice V.

Angermeyer, Deceased 362 E. Second Street LEXINGTON KY 40508

Execution No. 490-Civil-2021  
Amount \$195,644.65 Plus additional costs

February 28, 2024  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Danielle DiLeva Esq.

**4/26/2024 • 5/3/2024 • 5/10/2024**

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**SHERIFF'S SALE  
JUNE 5, 2024**

By virtue of a writ of Execution instituted by: Honesdale National 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 5th day of June, 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 Canaan Township, Wayne County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of a fifty (50) foot wide private road known as Volunteer Way, being the common corner of Lots 3 and 5; thence North 05 degrees 05 minutes 30 seconds East 301.75 feet to a point for a corner; thence South 79 degrees 12 minutes 51 seconds East 175.87 feet to a point for a corner; thence South 05 degrees 05 minutes 30 seconds West 326.67 feet to a point for a corner in the center line of the aforesaid road; thence North 71 degrees 18 minutes 00 seconds West 180.05 feet to the point or place of BEGINNING.

CONTAINING 1.262 acres and being Lot 5 as depicted on an approved subdivision map at Map Book 95, Page 40.

ALL lots in said subdivision share a private road depicted as Volunteer Way as their sole access to the nearest public road, Township Road #467 (Szostowski Road).

Acceptance of a Deed to one of the lots in said subdivision shall

constitute an agreement to be bound by the terms and conditions of these restrictive covenants. Every lot owner in the Canaan Meadows Subdivision shall be deemed a member of the Canaan Meadows Property Owners Association, an association formed under the laws of the Commonwealth of Pennsylvania, and shall be deemed bound by the rules, regulations and by-laws of said Property Owners Association. The Canaan Meadows Property Owners Association shall be empowered to annually charge dues and assessments upon the property owners in the development and to bring suit to collect unpaid amounts levied for repair and maintenance of the private road aforesaid. The Property Owners Association shall be authorized to make contractual agreements for repairing and maintaining the private road, including snow removal, and shall meet annually in accordance with their by-laws to fix an assessment to pay the anticipated cost of maintaining the road.

EACH lot shall be subject to a permanent easement for drainage and utilities in a width of ten (10) feet along the front, side and rear lot lines.

BEING KNOWN AS: 34  
VOLUNTEER WAY, WAYMART,  
PA 18472

PROPERTY ID NUMBER: TAX  
MAP NO. 04-0-0010-0007.0005  
CONTROL NO. 113093



BEING THE SAME PREMISES WHICH SHANNON LONGCOY AKA SHANNON NAOMI LONGCOY AKA SHANNON NAOMI HENSHAW, NOW BY MARRIAGE, SHANNON N. STANDARD BY DEED DATED 5/16/2011 AND RECORDED 5/23/2011 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4217 AT PAGE 73, GRANTED AND CONVEYED UNTO DANIEL LONGCOY.

Seized and taken in execution as property of:

Daniel V Longcoy aka Daniel Longcoy 34 Volunteer Way WAYMART PA 18472

Execution No. 15-Civil-2024  
Amount \$35,064.65 Plus additional costs

March 8, 2024  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

**ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN**

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

Danielle DiLeva Esq.

5/10/2024 • 5/17/2024 • 5/24/2024

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**SHERIFF'S SALE  
JUNE 5, 2024**

By virtue of a writ of Execution instituted by: Summit Community 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 5th day of June, 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 situate, lying and being in the Township of Lehigh, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Main Street, in said Township and being the Southeasterly most corner of lands now or late of Helen Dagggers Moore, and being on line of lands now or late of Donald McCormack; thence along the center line of said Main Street South eighty-three degrees fifty minutes forth two seconds West (S. 83° 50' 42" W.), a distance of one hundred twenty-five (125) feet to a

point on the center line of the said Main Street, which point shall serve as the point of beginning for the lands described and conveyed herein; thence from said point of beginning of the lands described and conveyed herein and continuing along the center line of the said Main Street South eighty three degrees fifty minutes forty-two second West (S. 83° 50' 42" W.), a distance of eighty-nine and fifty one-hundredths (89.50) feet to a point on the center line of the said Main Street; thence leaving the said center line of the said Main Street North on the Center line of the said Main Street; thence leaving the said center line of the said Main Street North eleven degrees fifty minutes thirty-four seconds West (N. 11° 50' 34" W.) along line of lands now or late of Frank Carr, a distance of two hundred fifty-nine and eighty-eight one-hundredths (259.88) feet to an iron pin; thence continuing along other lands now or late of Frank Carr, North eighty-six degrees sixteen minutes thirty-seven seconds East (M. 86° 16' 37" E.), a distance of one hundred fifty (150) feet to an iron pin; thence along other lands nor or late of Helen Dagers Moore, South, one degree thirty-nine minutes twenty-seven seconds West (S. 1° 39' 27" W.), a distance of two hundred fifty-four and sixty one-hundredths (254.60) feet to a point, the place of beginning.

In accordance with a survey of the said premises made by Richard C. Storm, Professional Surveyor,

dated January 25, 1976.

Tax Map No. 140-0018-0007.0001

Being known as 447 Main Street, Goulsboro, PA 18424

BEING the same premises which Barry K. Moore, by Deed dated 02-22-78 and recorded 02-23-78 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 344 Page 1116, granted and conveyed unto Wesley Richard Walls and Sandra Kay Walls, husband and wife.

Seized and taken in execution as property of:  
Michael Walls in His Capacity as Heir of Sandra Kay Walls, ET AL., 316 Bufflick Road WINCHESTER VA 22602  
Brian Walls, in his Capacity as Heir of Sandra Kay Walls 516 State Route 690 Spring Brook Township PA 18444  
Sherri Stottlemeyer in her Capacity as Heir of 807 Panther Drive WINCHESTER VA 22602  
The Unknown Heirs, Successors and Assigns of Sandra Kay Walls 447 Main Street GOULDSBORO PA 18424

Execution No. 515-Civil-2023  
Amount \$77,776.31 Plus additional costs

March 25, 2024  
Sheriff Christopher Rosler

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

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

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

Michael R. Proctor Esq.

**5/10/2024 • 5/17/2024 • 5/24/2024**

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**CIVIL ACTIONS FILED**

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*FROM APRIL 20, 2024 TO APRIL 26, 2024  
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**JUDGMENTS**

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1998-20260	LOWRY SUZANNE LEIGH	4/24/2024 1:27	SATISFACTION	—
2000-20707	LYNCH PAUL PATRICK	4/24/2024 1:28	SATISFACTION	—
2001-20360	LYNCH PAUL P	4/24/2024 1:28	SATISFACTION	—
2007-21380	HADDEN WILLIAM SCOTT	4/24/2024 1:28	SATISFACTION	—
2011-20512	HAGGERTY DENISE T	4/24/2024 1:28	SATISFACTION	—
2017-00079	DIANDRIOLA PAUL	4/26/2024 12:34	WRIT OF EXECUTION	203,295.10
2017-20091	HAGER KRISTIE MARIE	4/24/2024 1:28	SATISFACTION	—
2021-20189	MACALPIN ROBERT GARRIS M	4/24/2024 1:28	SATISFACTION	—
2022-20715	RASCONA JESSE D	4/23/2024 4:04	SATISFACTION	492.40
2023-00409	FREITAG KLAUS	4/22/2024 2:41	DEFAULT JUDGMENT	825,900.00
2023-00409	FREITAG ANITA	4/22/2024 2:41	DEFAULT JUDGMENT	825,900.00
2023-00643	BANNON JAMES W	4/24/2024 12:23	DEFAULT JUDGMENT	13,388.93
2023-20186	IRWIN MARY M	4/23/2024 3:58	REIS/WRIT OF EXEC	1,550.77
2023-20847	MILLER DANIEL	4/26/2024 9:56	WRIT OF EXECUTION	2,500.35
2024-00062	JORGE TONY	4/25/2024 2:38	DEF JDMT CT ORDER	—
2024-20084	GOODHEARTMEY GLORIA	4/23/2024 10:24	SATISFACTION	—
2024-20162	HOUGHTON CODY	4/23/2024 4:04	SATISFACTION	330.02
2024-20318	ASHFORD ALEXANDRIA	4/23/2024 8:12	JUDGMENT	2,110.75
2024-20319	DRENNEN JAMES	4/23/2024 8:12	JUDGMENT	3,388.25
2024-20320	TERRANOVA ANGELO	4/23/2024 8:12	JUDGMENT	1,285.25
2024-20321	FAUST JOSEPH	4/23/2024 8:12	JUDGMENT	1,665.25
2024-20322	CROY JUDI	4/23/2024 8:24	MUNICIPAL LIEN	428.81
2024-20322	DAVIS KEVIN	4/23/2024 8:24	MUNICIPAL LIEN	428.81
2024-20323	KRUGS TOOLS INC	4/23/2024 9:12	JUDG/ADAMS CTY CO	134,048.96
2024-20323	KRUG CASY V	4/23/2024 9:12	JUDG/ADAMS CTY CO	134,048.96

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

2024-20324	GAUDENZI ANDREW		4/23/2024 12:49 JUDGMENT	1,336.25
2024-20325	HOGG CHRISTOPHER		4/23/2024 12:49 JUDGMENT	6,525.00
2024-20326	GERRITY JAMES		4/23/2024 12:49 JUDGMENT	17,980.69
2024-20327	SMITH VERNON		4/23/2024 1:03 FEDERAL TAX LIEN	22,016.81
2024-20328	LANZA BRIAN		4/24/2024 8:30 MUNICIPAL LIEN	334.24
2024-20329	GEER LISA		4/25/2024 11:46 JP TRANSCRIPT	3,098.77
2024-20329	MCKIE ROBERT		4/25/2024 11:46 JP TRANSCRIPT	3,098.77
2024-20329	GEER LISA		4/25/2024 12:09 WRIT OF EXECUTION	3,490.47
2024-20329	MCKIE ROBERT		4/25/2024 12:09 WRIT OF EXECUTION	3,490.47
2024-20330	GILSON BRIAN		4/26/2024 1:43 JUDGMENT	1,134.75
2024-20331	SHOWVER KRISTOFFER		4/26/2024 1:43 JUDGMENT	7,579.00
2024-20332	GLATZ STEPHEN		4/26/2024 1:43 JUDGMENT	2,014.00
2024-40029	LENZER CORY OWNER	P	4/23/2024 10:20 STIP VS LIENS	—
2024-40029	SCHMIDT JESSICA OWNER	P	4/23/2024 10:20 STIP VS LIENS	—
2024-40029	FINE LINE HOMES LP		4/23/2024 10:20 STIP VS LIENS	—
	CONTRACTOR			
2024-40030	MAYER ANTHONY G OWNER	P	4/26/2024 12:49 WAIVER OF LIENS	—
2024-40030	MAYER PAULA I OWNER	P	4/26/2024 12:49 WAIVER OF LIENS	—
2024-40030	DAVID DULAY INC		4/26/2024 12:49 WAIVER OF LIENS	—
	CONTRACTOR			
2024-90047	ALEXIS HERV ESTATE		4/22/2024 11:19 SATISFACTION	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00212	CAPITOL SPECIALTY INSURANCE CORPORATION	PLAINTIFF	4/25/2024	—
2024-00212	BESKO HOSPITALITY INC	DEFENDANT	4/25/2024	—
2024-00212	BESKO REALTY HOLDINGS INC	DEFENDANT	4/25/2024	—
2024-00212	MUSUMECI JAMES D/B/A	DEFENDANT	4/25/2024	—
2024-00212	DRAFTS BAR AND GRILL	DEFENDANT	4/25/2024	—

**CONTRACT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00207	GITHENS ERIC D	PLAINTIFF	4/23/2024	—
2024-00207	GENERAL MOTORS LLC	DEFENDANT	4/23/2024	—
2024-00208	CORDARO ROSINA INDIVIDUALLY AND	PLAINTIFF	4/23/2024	—
2024-00208	CORDARO CHARLMAINE V BY&THROUGH ROSINA CORDARO POA	PLAINTIFF	4/23/2024	—
2024-00208	CORDARO JOSEPH	DEFENDANT	4/23/2024	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00211	WELLS FARGO BANK N A	PLAINTIFF	4/25/2024	—
2024-00211	KINNEY ISAAH	DEFENDANT	4/25/2024	—
2024-00216	MIDFIRST BANK	PLAINTIFF	4/26/2024	—
2024-00216	PIOTROWSKI ADAM G	DEFENDANT	4/26/2024	—

**TORT — MOTOR VEHICLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00210	BLOOM BENJAMIN	PLAINTIFF	4/24/2024	—
2024-00210	MILES JOCELIN PARENT & NATURAL GUARDIAN OF	PLAINTIFF	4/24/2024	—
2024-00210	MILLER SEBASTIAN A MINOR	PLAINTIFF	4/24/2024	—
2024-00210	FLYNN JUSTIN	DEFENDANT	4/24/2024	—
2024-00210	LEEWARD CONSTRUCTION INC	DEFENDANT	4/24/2024	—

**TORT — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00206	VATH CROWLEY MARGARET S	PLAINTIFF	4/23/2024	—
2024-00206	WILSHINSKY SIGRID ESTATE OF	DEFENDANT	4/23/2024	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2024-00217	MCDONNELL MICHAEL JR	PLAINTIFF	4/26/2024	—
2024-00217	U S BANK TRUST N A	DEFENDANT	4/26/2024	—

**MORTGAGES AND DEEDS**

*RECORDED FROM APRIL 22, 2024 TO APRIL 26, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information: 179,997.00 Mortgagor: COOPER, JASON  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$179,997.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - NOVUS HOME MORTGAGE  Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: LUKASIEWIC, KENNETH  2 - LUKASIEWIC, LORI Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE  Municipality LAKE TOWNSHIP
Information: 170,000.00 Mortgagor: GIANCARLI, GINO  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$170,000.00 Mortgagee: RESIDENTIAL HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LAKE TOWNSHIP
Information: 253,200.00 Mortgagor: STUMP, CATHLENE  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$253,200.00 Mortgagee: TD BANK 2 - T D BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LAKE TOWNSHIP

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

Information: 40,000.00 Mortgagor: MARSHALL, DARLENE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$40,000.00 Mortgagee: WAYNE BANK Municipality PAUPACK TOWNSHIP
Information: 16,541.18 Mortgagor: PELLACANI, ROBERT ALDO 2 - PELLACANI, JOSHUA R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$16,541.18 Mortgagee: HOUSING & URBAN DEVELOPMENT  Municipality CLINTON TOWNSHIP 1
Information: 100,000.00 Mortgagor: SPORER, THOMAS F JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 400,000.00 Mortgagor: SHOHOLA INC Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$400,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PAUPACK TOWNSHIP
Information: 279,300.00 Mortgagor: RENDESSY, RONALD  2 - RENDESSY, KAREN V Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$279,300.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - MORTGAGE RESEARCH CENTER 3 - VETERANS UNITED HOME LOANS  Municipality PAUPACK TOWNSHIP
Information: 200,000.00 Mortgagor: FREE, RICHARD S 2 - CARTER, SONDRAS Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$200,000.00 Mortgagee: EMPEOPLE CREDIT UNION  Municipality PAUPACK TOWNSHIP
Information: 20,000.00 Mortgagor: SKELTON, DENNIS ALLAN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$20,000.00 Mortgagee: COMMUNITY FIRST FUND Municipality CLINTON TOWNSHIP 1
Information: 240,000.00 Mortgagor: KOCH, ROBERT FRANCIS JR  2 - KOCH, DEBORAH A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$240,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - TIOGA FRANKLIN SAVINGS BANK  Municipality LAKE TOWNSHIP
Information: 2,242.07 Mortgagor: ALLEN, KLAUS 2 - ALLEN, DIANE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$2,242.07 Mortgagee: RURAL HOUSING SERVICE  Municipality SALEM TOWNSHIP
Information: 1,000,000.00 Mortgagor: SINA, BASHKIM 2 - SINA, CHRISTINE BAUDILLE BY AGENT 3 - BAUDILLESINA, CHRISTINE BY AGENT 4 - SINA, BASHKIM AGENT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,000,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality PAUPACK TOWNSHIP
Information: 140,100.00 Mortgagor: ANSON, CALEIGH ROSE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$140,100.00 Mortgagee: ONEILL, DANIEL SR 2 - ONEILL, CATHERINE  Municipality LAKE TOWNSHIP
Information: 183,750.00 Mortgagor: BUSHOVEN, KENNETH J 2 - BUSHOVEN, JULIE A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$183,750.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality PAUPACK TOWNSHIP

Information: 144,000.00 Mortgagor: NRG REALTY HOLDINGS LLC 2 - N R G REALTY HOLDINGS L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$144,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality WAYMART BOROUGH
Information: 750,000.00 Mortgagor: PRANZO, THOMAS 2 - PRANZO, DENISE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$750,000.00 Mortgagee: DIME BANK  Municipality PAUPACK TOWNSHIP
Information: 336,000.00 Mortgagor: ROTELLA, ARIS CABEL 2 - ROTELLA, LAURA DRAKE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$336,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality HAWLEY BOROUGH
Information: 95,000.00 Mortgagor: TAGLE, PRISCILLA S Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$95,000.00 Mortgagee: GELATT, JAMES J Municipality TEXAS TOWNSHIP 3
Information: 363,600.00 Mortgagor: ROWE, ROBERT ANTHONY  2 - ROWE, TIFFANY LIANE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$363,600.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - MDE HOME LOANS 3 - M D E HOME LOANS  Municipality STERLING TOWNSHIP
Information: 45,000.00 Mortgagor: HESTER, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$45,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 50,000.00 Mortgagor: HENSHAW, LYN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: DIME BANK Municipality CANAAN TOWNSHIP
Information: 15,000.00 Mortgagor: ULMER, JOHN L 2 - ULMER, CAROL A 3 - VIVERS, KIMBERLY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$15,000.00 Mortgagee: DIME BANK  Municipality PALMYRA TOWNSHIP
Information: 244,750.00 Mortgagor: CICCONE, JOSEPH WILLIAM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$244,750.00 Mortgagee: CICCONE, ROSEMARY 2 - STASICK, LAWRENCE  Municipality CHERRY RIDGE TOWNSHIP
Information: 40,000.00 Mortgagor: ZONA, SHERILYN M 2 - ZONA, JOHN JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$40,000.00 Mortgagee: DIME BANK  Municipality MANCHESTER TOWNSHIP
Information: 87,000.00 Mortgagor: BRENNAN, PATRICIA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$87,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - PHH MORTGAGE CORPORATION 3 - P H H MORTGAGE CORPORATION  Municipality PAUPACK TOWNSHIP
Information: 593,504.46 Mortgagor: MAYER, ANTHONY G 2 - MAYER, PAULA I Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$593,504.46 Mortgagee: WAYNE BANK  Municipality DAMASCUS TOWNSHIP

**DEEDS**

Information: LOT 1280 Grantor: BOYTON, JAMES R 2 - BOYTON, RICHARD J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$212,000.00 Grantee: COOPER, JASON 2 - COOPER, MA CLEOFE V Municipality LAKE TOWNSHIP
Information: LOT 52R Grantor: EMMETT, JAMES DOUGLAS JR 2 - EMMETT, MARTHA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: EMMETT, JAMES DOUGLAS JR 2 - EMMETT, MARTHA Municipality STERLING TOWNSHIP
Information: LOT 2537 Grantor: GALLAGHER, DANIEL J JR EXR 2 - GALLAGHER, DANIEL J EST AKA 3 - GALLAGHER, DANIEL J SR EST AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GALLAGHER, DANIEL J JR Municipality SALEM TOWNSHIP
Information: Grantor: BERGER, PAUL H JR 2 - BERGER, PAUL H JR EXR 3 - BERGER, PAUL EST 4 - BERGER, DANIEL C 5 - BERGER, DANIEL C EXR 6 - SWISHER, VIRGINIA 7 - SWISHER, VIRGINIA EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$65,000.00 Grantee: HARMONY CREEK CONTRACTING LLC 2 - HARMONY CREEK CONTRACTING L L C Municipality PAUPACK TOWNSHIP
Information: LOT 3653 Grantor: BRAAKSMA, MICHELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$249,000.00 Grantee: LUKASIEWIC, KENNETH 2 - LUKASIEWIC, LORI Municipality LAKE TOWNSHIP
Information: Grantor: SMITH, JOSEPH 2 - SMITH, HARRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SMITH, HARRY Municipality PRESTON TOWNSHIP
Information: LOT 989 Grantor: FORSTER, MARK T 2 - FORSTER, PAMELA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$316,500.00 Grantee: STUMP, CATHELENE Municipality LAKE TOWNSHIP
Information: LOT 1 Grantor: FLYNN, NORMAN B III 2 - FLYNN, MORGAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HAGERTY, DONALD E 2 - HAGERTY, MARGARET M Municipality PRESTON TOWNSHIP
Information: Grantor: LENTONI, JOHN P 2 - LENTONI, FRANCES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: THOMPSON, DINA 2 - LENTONI, CARL PETER Municipality SCOTT TOWNSHIP
Information: Grantor: BRUCATO, JOSEPH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HOUSING & URBAN DEVELOPMENT Municipality DYBERRY TOWNSHIP
Information: Grantor: DIETRICH, MARLENE ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$26,500.00 Grantee: BELLOTTI, JAMES Municipality LEHIGH TOWNSHIP



Information: Grantor: CORDARO, CHARLMAINE V Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CORDARO, JOSEPH P Municipality HONESDALE BOROUGH
Information: Grantor: CZECZUGA, KENNETH E 2 - STUPAR, MATTHEW 3 - GIOVAGNOLI, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CZECZUGA, KENNETH E 2 - STUPAR, MATTHEW 3 - GIOVAGNOLI, JOHN 4 - CICCIMARRO, CHRIS ANTHONY JAMES Municipality MANCHESTER TOWNSHIP
Information: LOT 996 Grantor: CAVALIERI, ANGELO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$9,000.00 Grantee: GDR DEVELOPMENT CORP 2 - G D R DEVELOPMENT CORP Municipality LAKE TOWNSHIP
Information: LOT 255 Grantor: DWYER, JOAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$279,300.00 Grantee: RENDESSY, RONALD 2 - RENDESSY, KAREN V Municipality PAUPACK TOWNSHIP
Information: Grantor: KORPATA, LORELEI Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HATFIELD, HEATHER 2 - KORPATA, LORELEI Municipality BERLIN TOWNSHIP
Information: Grantor: PETERSON, DAVID N III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$30,000.00 Grantee: KIRWIN, JEFFREY A 2 - KIRWIN, GINA FREEDMAN Municipality MANCHESTER TOWNSHIP
Information: LOT 972 Grantor: GEROLIMATOS, PAMELA 2 - MCFADDEN, MICHELE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Grantee: KOCH, ROBERT F JR 2 - KOCH, DEBORAH A Municipality LAKE TOWNSHIP
Information: LOT 1143 Grantor: ONEILL, DANIEL AKA 2 - ONEILL, DANIEL SR AKA 3 - ONEILL, CATHERINE 4 - ANSON, PATRICIA 5 - ANSON, JAMES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,100.00 Grantee: ANSON, CALEIGH ROSE 2 - ONEILL, DANIEL SR 3 - ONEILL, CATHERINE 4 - ANSON, JAMES 5 - ANSON, PATRICIA Municipality LAKE TOWNSHIP
Information: LOT 333 Grantor: BELLA, BRIDGET DELLA BY AF 2 - RUIS, PATRICIA AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$240,500.00 Grantee: BUSHOVEN, KENNETH J 2 - BUSHOVEN, JULIE A Municipality PAUPACK TOWNSHIP
Information: LOT 1657 Grantor: BOWER, DEBRA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BOWER, KENNETH E III Municipality SALEM TOWNSHIP
Information: Grantor: GABRIELSON, SUSAN M EXR 2 - MURPHY, MARJORIE C EST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GABRIELSON, SUSAN M 2 - GILSENAN, SAMANTHA J Municipality PAUPACK TOWNSHIP

Information: Grantor: GILSENAN, SAMANTHA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: GABRIELSON, SUSAN M Municipality PAUPACK TOWNSHIP
Information: LOT 1 Grantor: TEPEDINO, JOSEPHINE 2 - TEPEDINO, ANTHONY EST	Consideration: \$1.00 Grantee: TEPEDINO, ANNA M TR 2 - FALKENHAINER, ROSEMARY TR 3 - ANTHONY TEPEDINO NON EXEMPT MARITAL TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DREHER TOWNSHIP
Information: LOT 41A Grantor: LINDENAU, JOERN N 2 - LINDENAU, JOAN F	Consideration: \$1.00 Grantee: FAUST, DAVID MICHAEL TR 2 - JOERN LINDENAU IRREVOCABLE TRUST 3 - JOAN LINDENAU IRREVOCABLE TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: CRAVEN, DINORAH M 2 - REINMILLER, DINORAH M 3 - REINMILLER, MARK	Consideration: \$1.00 Grantee: REINMILLER, MARK 2 - REINMILLER, DINORAH M
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: PALAGI, FELICIA L 2 - PALAGI, DAVID LAWRENCE	Consideration: \$420,000.00 Grantee: ROTELLA, ARIS CABEL 2 - ROTELLA, LAURA DRAKE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HAWLEY BOROUGH
Information: Grantor: CAPILLI, ANITA 2 - NOWELL, ANITA	Consideration: \$3,499.00 Grantee: JIMENEZ, MARCUS RICHARD
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT A Grantor: MOTT, PAUL AKA 2 - MOTT, PAUL L AKA	Consideration: \$1.00 Grantee: MOTT, PAUL L
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: Grantor: WAYNE COUNTY HISTORICAL SOCIETY INC Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: WAYNE COUNTY HISTORICAL SOCIETY INC Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: PASTERNAK, THOMAS J	Consideration: \$1.00 Grantee: PASTERNAK, MICHAEL J 2 - PASTERNAK, THOMAS J 3 - PASTERNAK, MARY ANN
Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Municipality STARRUCCA BOROUGH PRESTON TOWNSHIP
Information: LOT 1 Grantor: DZIDZOVIC, NASER 2 - DZIDZOVIC, ANELA	Consideration: \$225,000.00 Grantee: ZAZA, VANESSA S
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: JENKINS, KURT 2 - JENKINS, CAITLIN R	Consideration: \$1.00 Grantee: JENKINS, KURT 2 - JENKINS, CAITLIN R
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP

Information:  
 Grantor: B G M FASTENER COMPANY INC

Consideration: \$1.00  
 Grantee: GOYETTE, JUDITH  
 2 - GOYETTE, PETER  
 3 - GOYETTE, SYDNEY  
 4 - GOYETTE, SPENCER  
 5 - GOYETTE, SOPHIA

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 TEXAS TOWNSHIP 1 & 2

Information:  
 Grantor: S J M LAND FAMILY LIMITED PARTNERSHIP  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$290,000.00  
 Grantee: PFLECKL, ROBERT PAUL SR  
 Municipality  
 PRESTON TOWNSHIP

Information:  
 Grantor: CICCONE, ROSEMARY  
 2 - STASICK, LAWRENCE  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$244,750.00  
 Grantee: CICCONE, JOSEPH WILLIAM  
 Municipality  
 CHERRY RIDGE TOWNSHIP

Information: LOT 137  
 Grantor: MINIEN, FRANCIS

Consideration: \$5,000.00  
 Grantee: COMMUNITY LD LLC  
 2 - COMMUNITY L D L L C

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 PAUPACK TOWNSHIP

Information:  
 Grantor: DEFREITAS, ANDERSON

Consideration: \$6,500.00  
 Grantee: DAROCHA, ANA PAULA  
 2 - COELHO, MICHELLE SANTOS

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 LEHIGH TOWNSHIP

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Information: Grantor: DEFREITAS, ANDERSON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,500.00 Grantee: DEOLIVEIRA, GUSTAVO HENRIQUE Municipality SALEM TOWNSHIP
Information: Grantor: DEFREITAS, ANDERSON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,500.00 Grantee: DAROCHA, ANA PAULA 2 - COELHO, MICHELLE SANTOS Municipality LEHIGH TOWNSHIP
Information: LOT 4069 Grantor: BENELI, DANILO GUIMARAES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,000.00 Grantee: STEP INTO YOU LLC 2 - STEP INTO YOU L L C Municipality LAKE TOWNSHIP
Information: Grantor: BENELI, DANILO GUIMARAES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,500.00 Grantee: DAROCHA, ANA PAULA 2 - COELHO, MICHELLE SANTOS Municipality LEHIGH TOWNSHIP
Information: LOT 22 Grantor: WAGNER, ANDREIA ALICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,000.00 Grantee: STEP INTO YOU LLC 2 - STEP INTO YOU L L C Municipality LEHIGH TOWNSHIP
Information: Grantor: WAGNER, ANDREIA ALICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,500.00 Grantee: DAROCHA, ANA PAULA 2 - COELHO, MICHELLE SANTOS Municipality LEHIGH TOWNSHIP
Information: Grantor: DONALDSON, MELANIE J ADM 2 - MERCK, MARTIN EST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Grantee: WERNER, COLIN 2 - WERNER, BRIANNA Municipality PAUPACK TOWNSHIP
Information: Grantor: BLASKIEWICZ, JULIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BLASKIEWICZ, JULIA 2 - PARLIER, MATTHEW Municipality BERLIN TOWNSHIP
Information: LOT 14 Grantor: MAHARAJ, ANEEL M 2 - MAHARAJ, LISA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$18,000.00 Grantee: ISAZA, RODRIGO 2 - ISAZA, MEGAN A Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: NYHUIS, JOSEPH R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: LOWER NYFARM LLC 2 - LOWER NYFARM L L C Municipality DYBERRY TOWNSHIP
Information: Grantor: NYHUIS, BARRY J ADM 2 - NYHUIS, RAYMOND EDWARD EST AKA 3 - NYHUIS, RAYMOND E EST AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Grantee: LOWER NYFARM LLC 2 - LOWER NYFARM L L C Municipality DYBERRY TOWNSHIP

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*May 13, 2024–May 17, 2024*

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**Monday, May 13, 2024**

9:00 AM  
Jury Selection

**Wednesday, May 15, 2024**

9:00 AM  
Central Court

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

**Friday, May 17, 2024**

9:00 AM  
PFA  
130-2024-DR Knickerbocker v. Knickerbocker Martin/Francis

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**CUSTODY CALENDAR**

*May 13, 2024–May 17, 2024*

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**Tuesday, May 14, 2024**

1:00 PM  
Shuman v. Shuman 599-2021-DR  
Divorce Hearing  
Campbell/Clause

**Friday, May 17, 2024**

9:30 AM  
Roche v. Roche 644-2016-DR  
Custody Hearing (Zimmerman)  
Farrell/Campbell

---

12:00 PM  
Gold v. Gold 448-2022-DR  
Settlement Conference (Zimmerman)  
Bugaj/Campbell

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1:00 PM  
Stiers v. Blaszczyk 555-2023-DR  
Custody Hearing (Zimmerman)  
Plavin/Thomas

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