

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

August 16, 2024

Vol. 14, No. 25

Honesdale, PA



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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



© 2023 Legal Journal of Wayne County

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

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

WAYNE COUNTY OFFICIALS

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Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

CRIMINAL CASES

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

HONESDALE, PA — August 1, 2024

BRITTANY SCHWARTZ, age 33, of Prompton, PA was placed on probation for a period of 12 months for on one count of Official Oppression-Arrest, Search, etc.

SAMANTHA JENISKY, age 27, of Forest City, PA was placed on probation for a period of 18 months for one count of Retail Theft- Under Ring.

CASSIE PINAND, age 42, of Honesdale, PA was placed on probation for a period 12 months for one count of Retail Theft.

MARISA HESSLER, age 32, of Honesdale, PA was sentenced to no less than 12 months nor more than 36 months incarcerated in a State Correctional Institution for one count of Endangering Welfare of Children, one count of Resist Arrest/Other Law Enforcement, one count of Use/Possession of Drug Paraphernalia and one count of Simple Assault

DANIEL OBRIEN, age 59, of Lackawaxen, PA was sentenced to no less than 122 days (time served) nor more than 24 months incarcerated in the Wayne County Correctional Facility on one count of DUI.

TODD WIGNALL, age 57, of Honesdale, PA was sentenced to no less than 82 months nor more than 164 months incarcerated in a State Correctional Institution on one count of Delivery of Controlled Substance and one count Involuntary Manslaughter.

THOMAS DONAHUE, age 58, of Dallas, PA was placed on probation for a period of 12 months for one count of Criminal Mischief – Damage Property and one count of Defiant Trespass- Actual Communication To.

CASSANDRA BROOKS, age 25, of Honesdale, PA was placed on probation for a period of 12 months on one count of Possession of Heroin and one count of Possession of Drug Paraphernalia.

ABRAHAM BARR, age 35, Honesdale, PA was placed on probation for a period of 3 months for one count of False Swearing.

JOSEPH MINOR II, age 33, of Carbondale, PA was placed on probation for a period of 12 months for one count of Accident Involving Damage to Attended Vehicle/Property and one count of Duty to Give Information and Render Aid.

LACEY GILBERT, age 39, of Honesdale, PA was sentenced to no less than 135 days (time served) nor more than 18 months incarcerated in the Wayne County Correctional Facility on one count of Unauthorized Use of Automobiles and Other Vehicles, one count of Possession of Controlled Substance and one count of Possession of Drug Paraphernalia.

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 Penny E. Rosengrant
Late of Lake Township
EXECUTOR
John Rhodes, III
1118 Myers Ave.
Peckville, PA 18452
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

8/16/2024 • 8/23/2024 • 8/30/2024

ESTATE NOTICE

In the Estate of Donald L.
Christina of Clinton Township,
Wayne County, Commonwealth of
Pennsylvania.

Letters of Administration in the above estate have been granted to Lourdes A. Christina. 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

8/9/2024 • 8/16/2024 • 8/23/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Doris E. Rogers, late of Honesdale, Wayne County, PA., Date of death June 9, 2024. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

8/9/2024 • 8/16/2024 • 8/23/2024

ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF HELEN P. VLAHAKIS** late of 102 Lehigh River Court, Gouldsboro, Wayne County, Pennsylvania (died May 7, 2024), to Nicole Prussman, 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 Executor named above at P.O. Box 241, Newfoundland, PA 18445.

8/9/2024 • 8/16/2024 • 8/23/2024

ADMINISTRATOR'S NOTICE

ESTATE OF JOHN E. CONROY, late of Cherry Ridge Township, Wayne County, Pennsylvania, deceased.

Letters of administration on the above estate having been granted to the undersigned, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to SUSAN MARTINEZ CONROY, a/k/a SUSAN R. CONROY, 135 Prompton Road, Honesdale, PA 18431, or to her attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

8/9/2024 • 8/16/2024 • 8/23/2024

ESTATE NOTICE

Estate of Doris R. Cook
Late of Texas Township, Wayne County
CO-EXECUTOR
Amy Elizabeth Carroll
10 Stoneybrook Lane
Elizabethtown, PA 17022
CO-EXECUTOR
Stephen Frederick Cook
57 Glann Road
Apalachin, NY 13732

ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

8/2/2024 • 8/9/2024 • 8/16/2024

OTHER NOTICES

PUBLIC NOTICE

COURT OF COMMON PLEAS
OF WAYNE COUNTY
COMMONWEALTH OF
PENNSYLVANIA

No. 213-Civil-2024

WAYNE BANK

Plaintiff,

vs.

JEREMMY R. DRESSER

Defendant(s)

The Plaintiff, Wayne Bank, has commenced a civil action against you for Complaint. The Court has authorized service of the Complaint upon you by publication.

NOTICE

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

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services
Wayne County Courthouse
925 Court Street
Honesdale, PA 18431
877-953-4250

Stephen G. Bresset, Esq.
812 Court Street
Honesdale, PA 18431

8/16/2024

**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:
Alayna Jade Tigitquaraq
Asiagataq Igsinagaq Atos

No. 364-2024-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 29th day of July 2024, upon motion of Donna Buchholz, Petitioner, it is **ORDERED** and **DECREED** that

the Petition be heard on the 9th day of October 2024 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 minor child/children 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 minor child/children 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

8/16/2024

**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
SEPTEMBER 4, 2024**

By virtue of a writ of Execution instituted by: PennyMac Loan Services LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of September, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece, parcel or tract of land in Honesdale Borough, Wayne County, Pennsylvania, bounded and described as follow:

Beginning at a set iron pipe being the southwesterly corner of the within described tract; thence north fifty-six (56) degrees fifty-three (53)

minutes twelve (12) seconds east a total distance of one hundred fifty-one and two hundredths (151.02) feet to a found iron pin in the line of lands now or formerly of Russell L. Compton and Gene Compton, his wife; thence along lands now or formerly of Russell L. Compton and Gene Compton, husband and wife, north thirty-one (31) degrees twenty-five (25) minutes forty-five (45) seconds west one hundred ninety-one and sixty-one hundredths (191.61) feet to a set iron pin in the line of lands now or formerly of Russell L. Compton and Gene Compton, his wife; thence along the same, south sixty-eight (68) degrees nine (09) minutes fifty-two (52) seconds west ninety-four and eighty-nine hundredths (94.89) feet to a set iron pipe in the line of lands now or formerly of Charles McGinnis; thence along lands now or formerly of Nelson Roberts and now or formerly of Maude Roberts, south sixteen (16) degrees sixteen (16) minutes eighteen (18) seconds east two hundred nineteen and fifty hundredths (219.50) feet to a set iron pipe, the point or place of Beginning. Containing twenty-four thousand eight hundred thirty-one square feet or 0.57 acres, more or less.

The above premises are designated as "Parcel Two" on a survey map by Donald J. Matthews, R.S. dated November 20, 1974 which is recorded in Wayne County, Pennsylvania, in Map Book 29 at page 91.

Also granting and conveying unto

the Grantee herein named, her heirs and assigns, the fee, uninterrupted right, liberty and privilege of an easement for ingress, egress and regress along over and upon a certain private road leading from Tryon Street to said premises above described.

The above premises are designated as parcel number 11-14-98 on the tax maps of Honesdale Borough Wayne County, PA.

BEING KNOWN AS: 183
FREETHY POND ROAD,
HONESDALE, PA 18431

PROPERTY ID NUMBER: 11-0-
0014-0098

BEING THE SAME PREMISES WHICH JOHN LEIDI BY DEED DATED 7/29/2020 AND RECORDED 8/5/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 5680 AT PAGE 159, GRANTED AND CONVEYED UNTO RENA L. STANTON AND RICHELE A. FRECHEN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP.

Seized and taken in execution as property of:
Richele A Frechen 183 Freethy Pond Rd HONESDALE PA 18431
Rena L Stanton 183 Freethy Pond Rd HONESDALE PA 18431

Execution No. 98-Civil-2024
Amount \$125,948.15 Plus
additonal costs

June 21, 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.

8/9/2024 • 8/16/2024 • 8/23/2024

**SHERIFF'S SALE
SEPTEMBER 11, 2024**

By virtue of a writ of Execution instituted by: Arvest Bank, Successor in Interest by Merger to Arvest Central Mortgage Company fka Central Mortgage Company issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of September, 2024 at 10:00 AM in the Conference Room on the third

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

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND KNOWN AS LOT 9R, SECTION 2, LYING SITUATE AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, COMMONWEALTH OF PENNSYLVANIA, BEING BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF VISTA COURT, AT A COMMON CORNER WITH LOT 8 OF SECTION 2 OF WOODLAND HILLS, SAID POINT BEING THE POINT OF BEGINNING:

THENCE ALONG LOT 8, S 02 DEGREES 41 MINUTES 46 SECONDS E, (PASSING STEEL PINS FOUND AT 44.99' AND 304.45') A DISTANCE OF 324.43 FEET TO A POINT IN THE CENTER OF EVERGREEN DRIVE; THENCE ALONG THE CENTER OF EVERGREEN DRIVE NORTH 81 DEGREES 23 MINUTES 00 SECONDS W, A DISTANCE OF 130.00 FEET; THENCE ALONG LOT 10R NORTH 05 DEGREES 27MINUTES 02 SECONDS E (PASSING A STEEL PIN SET AT 19.99') A DISTANCE OF 179.65 FEET TO A STEEL PIN SET; THENCE CONTINUING ALONG LOT 10R NORTH 12 DEGREES 04 MINUTES 12 SECONDS E,

(PASSING A STEEL PIN SET AT 102.65 FEET) A DISTANCE OF 123.49 FEET TO A POINT IN THE CENTER OF VISTA COURT; THENCE along the center of vista court; THENCE ALONG THE CENTER OF N 85 DEGREES 56 MINUTES 19 SECONDS E, A DISTANCE OF 70.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.74 ACRES, MORE OR LESS.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM TO THE PRIOR DEVELOPER, IN COMMON WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS, FROM THE SOUTHWESTERLY SIDE OF THE PREMISES HEREIN CONVEYED AS INDICATED ON THE AFORESAID MAP A STRIP OF LAND TWENTY (20) FEET IN WIDTH FOR RIGHT OF WAY, UTILITY INSTALLATION AND MAINTENANCE PURPOSES.

TOGETHER WITH THE RIGHT UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS, IN COMMON, HOWEVER WITH PRIOR DEVELOPERS, ITS SUCCESSORS AND ASSIGNS, TO THE USE OF ANY AND ALL ROADS AS NOW LAID OUT OR TO BE LAID OUT IN THE FUTURE IN WOODLAND HILLS.

ALSO GRANTING AND CONVEYING TO THE GRANTEES, THEIR HEIRS AND ASSIGNS, IN COMMON, HOWEVER, WITH PRIOR

DEVELOPER, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO THE USE OF CERTAIN AREAS SITUATE ALONG THE PROJECT LINE OF THE PENNSYLVANIA POWER AND LIGHT COMPANY AND LABELED "LAKE ACCESS AREA" ON THE AFORESAID MAP, AND A CERTAIN MAP OF "WOODLAND HILLS, GUMBLE BROTHERS DEVELOPMENT CORP, PAUPACK TOWNSHIP, WAYNECOUNTY, PENNSYLVANIA, LOT LAYOUT", AS SURVEYED JANUARY 20, 1970 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS FOR WAYNE COUNTY, PA IN MAP BOOK 12, PAGE 195, WITH A REVISION OF SAID MAP FILED IN THE OFFICE OF THE RECORDER OF DEEDS FOR WAYNE COUNTY, PA, IN MAP BOOK NO 13, AT PAGE 94 AND BEING AMENDED TO READ "WOODLAND HILLS, SECTION ONE, AS REVISED JUNE 9, 1970 ADDED EASEMENTS AND LAKE ACCESS AREA; TOGETHER WITH THE RIGHT OF WAY UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS, IN COMMON WITH THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OVER THE LAND LYING BETWEEN THE ABOVE DESCRIBED "LAKE ACCESS AREA; AND THE WATERS OF LAKE WALLENPAUPACK AND THE USE OF LAKE WALLENPAUPACK FOR LAWFUL RECREATIONAL PURPOSE, SET FORTH IN AND

SUBJECT TO A CERTAIN AGREEMENT BETWEEN THE PENNSYLVANIA POWER AND LIGHT COMPANY AND DEVELOPER DATED THE 30TH DAY OF MARCH 1970 AND BEING DULY RECORDED IN WAYNE COUNTY DEED BOOK NO. 256, AT PAGE 430, REFERENCE BEING HAD THEREUNTO THE SAME WILL MORE PARTICULARLY APPEAR.

ALSO EXCEPTING AND RESERVING TO THE DEVELOPER, IN THE CHAIN OF TITLE ITS SUCCESSORS AND ASSIGNS, IN COMMON, HOWEVER WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OF LAND ALONG THE SOUTHWESTERLY SIDE 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 THE PURPOSES OF INGRESS, EGRESS AND REGRESS AND SAID CUL DE SAC BEING THE RIGHT OF WAY, UTILITY INSTALLATION AND MAINTENANCE PURPOSES.

RECORDED MAY 30, 2008, IN WAYNE COUNTY INSTRUMENT NUMBER 200800005523, GRANTED AND CONVEYED TO RICHARD E. HARPER AND DEBORAH J. HARPER, HIS WIFE, MORTGAGORS HEREIN.

TOGETHER WITH ALL RIGHTS OF WAY AND UNDER AND SUBJECT TO ALL CONVENANTS, RESERVATIONS, RESTRICTONS AND CONDITIONS OF RECORD, AS FOUND INT EH CHAIN OF TITLE.

TOGETHER WITH ALL THE SINGULAR THE BUILDING, IMPOROVEMENTS, WAYS, WATERS, WATER-COURSES, RIGHTS, LIBERTIES, PRIVILEGES, HEREDITAMENTS AND APPURTENANCES WHATSOEVER THEREUNTO BELONGING OR IN ANY WISE APPEARTAINING, AND THE REVISIONS AND REMAINDERS, RENTS, ISSUES AND PROFITS THEREOF AND ALL THE ESTATES, RIGHT, TITLE, INTEREST, PROPERTY, CLAIM AND DEMAND WHATSOEVER OF THE PARTY OF THE FIRST PART, INLAW, EQUITY OR THERWISE HOWSOEVER, IN AND TO THE SAME AND EVERY PART THEREOF.

TO HAVE AND TO HOLD THE SAID BUILDING, HEREDITAMENTS AN D PREMISES HEREBY GRANTED OR MENTIONED AND INTENDED SO TO BE THE APPURTENANCES, UNTO THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNES TO AND FOR THE ONLY PROEPRTY USE AND THE BEHOOF OF THE SAID PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE SAID GRANTOR , THE SAID PARTY OF THE FIRST PART FOR THEIR HEIRS, EXECUTORS AND ADMINSTRATORS, DO BY THESE PRESENTS COVENANT, GRANT AND AGREE TO AND WITH THE SAID PARTIES OF THE SECOND PART THEIR HEIRS AND ASSIGNS THA THTEY THE SAID PARTY OF THE FIFRST PART THEIR HEIRS ALL THE SINGULAR HEREDITAMENTS AND PREMISES HERIN ABOVE DESCRIBED AND GRANTED OR MENTIONED AND INTENDED SO TO BE, WITH THE APPURTENANCES, UNTO THE SAID PARTIES OF THE SECOND PART THEIR HEIRS, ASSIGNS, AGAINST THEM THE SAID PARTY OF THE FIRST PART AND THEIR HEIRS AND AGAINST ALL AND EVREY OTHER PERSON AND PERSONS WHOMSOEVER, LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEROF, SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND.

PARCEL NO.:: 19-0-0026-0057.-

PROPERTY ADDRESS: 3 Vista Court, Lakeville, PA 18438

BEING the same premises which Deborah J. Harper and Richard E. Harper by Deed dated November 16, 2009 and recorded in the Office of Recorder of Deeds of Wayne County on January 4, 2010 at Book 3925, Page54 granted and

conveyed unto Deborah J. Harper and Richard E. Harper.

Seized and taken in execution as property of:

Deborah J. Harper a/k/a Deborah Haper 1942 Monterey Drive
MECHANICSBURG PA 17050
Richard E. Harper a/k/a Richard Harper 1942 Monterey Drive
MECHANICSBURG PA 17050

Execution No. 684-Civil-2023
Amount \$395,622.90 Plus
additional costs

July 2, 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.**
Matthew C. Fallings Esq.

8/16/2024 • 8/23/2024 • 8/30/2024



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

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MORTGAGES AND DEEDS

*RECORDED FROM JULY 29, 2024 TO AUGUST 2, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 40,000.00 Mortgagor: HARTLEY, JAMI L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$40,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality LEHIGH TOWNSHIP
Information: 247,000.00 Mortgagor: DOLPH, MICHEAL D 2 - DOLPH, MARJIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$247,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - LOANDEPOT COM Municipality CLINTON TOWNSHIP 1
Information: 25,000.00 Mortgagor: MILLAR, HAROLD W JR 2 - MILLAR, ELLEN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 200,000.00 Mortgagor: GERHARD, LISA 2 - GERHARD, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 200,000.00 Mortgagor: MILLER, ELIZABETH P 2 - MILLER, ROBERT E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: BETTER MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 238,125.00 Mortgagor: KHAVULYA, BORIS 2 - KHAVULYA, TATYANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$238,125.00 Mortgagee: ARC HOME LLC 2 - A R C HOME L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 230,000.00 Mortgagor: COYLE, SEAN 2 - FORD, DIANE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$230,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP
Information: 120,000.00 Mortgagor: NOWAK, AVA 2 - WEISGERBER, ZACHARY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$120,000.00 Mortgagee: FIRST NATIONAL BANK OF PA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 200,000.00 Mortgagor: FASSHAUER, BRADLEY 2 - FASSHAUER, KELSEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION Municipality HONESDALE BOROUGH

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

Information: 20,000.00 Mortgagor: JUSTINIANO, JOHN 2 - SCHWARTZ, PRISCILLA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$20,000.00 Mortgagee: WAYNE BANK Municipality MOUNT PLEASANT TOWNSHIP
Information: 251,000.00 Mortgagor: FITCH, JONATHAN R 2 - FITCH, SAMANTHA L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$251,000.00 Mortgagee: PS BANK 2 - P S BANK Municipality LEHIGH TOWNSHIP
Information: 330,000.00 Mortgagor: KOMITSEV, RUSLAN 2 - LIU, GRACE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$330,000.00 Mortgagee: DASHEVSKY, ALBERT Municipality CANAAN TOWNSHIP
Information: 440,000.00 Mortgagor: GROSSMAN, WENDY SCHWARZ 2 - MALTI, WENDY K 3 - MALTI, DAVID J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$440,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 6,288.90 Mortgagor: PORRECA, FRANCIS LEIGH Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$6,288.90 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality TEXAS TOWNSHIP 1 & 2
Information: 200,000.00 Mortgagor: LINTNER, RUSSELL 2 - LINTNER, GRETCHEN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$200,000.00 Mortgagee: DIME BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 50,000.00 Mortgagor: MARTIN, STEVEN R 2 - MARTIN, KAREN A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: DIME BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 45,000.00 Mortgagor: KRISOVA, ANDREA RANDOLPH 2 - RANDOLPHKRISOVA, ANDREA 3 - RANDOLPH, WILLIAM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$45,000.00 Mortgagee: DIME BANK Municipality BETHANY BOROUGH
Information: 234,671.00 Mortgagor: PIZZINI, GIOVANY EMANUEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$234,671.00 Mortgagee: CROSSCOUNTRY MORTGAGE Municipality HAWLEY BOROUGH
Information: 11,950.00 Mortgagor: PIZZINI, GIOVANY EMANUEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$11,950.00 Mortgagee: PA HOUSING FINANCE AGENCY Municipality HAWLEY BOROUGH
Information: 24,000.00 Mortgagor: SALVATORE, JOHN F 2 - SALVATORE, STEPHANIE A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$24,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality STERLING TOWNSHIP
Information: 178,703.00 Mortgagor: DEUTSCH, MARC EDWARD 2 - KREER, MARY ROSE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$178,703.00 Mortgagee: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP

Information: 220,000.00 Mortgagor: SCHLESINGER, AHRON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Mortgagee: MAZZARINO, JOSEPH Municipality CANAAN TOWNSHIP
Information: 10,000.00 Mortgagor: KABONICK, MICHAEL A 2 - KABONICK, KIMBERLY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 47,839.34 Mortgagor: MASKER, JAMES 2 - MASKER, SAMANTHA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$47,839.34 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality SOUTH CANAAN TOWNSHIP
Information: 440,000.00 Mortgagor: GROSSMAN, WENDY SCHWARZ 2 - MALTI, WENDY K 3 - MALTI, DAVID J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$440,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 107,653.00 Mortgagor: DARWISH, SHAWQUI S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$107,653.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality LEHIGH TOWNSHIP
Information: 162,000.00 Mortgagor: MALAVOLTA, DUSTIN 2 - DROSNOCK, KATELYN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$162,000.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 50,000.00 Mortgagor: TAMBURRO, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 7,612.09 Mortgagor: HOUGHTON, CODY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,612.09 Mortgagee: ROCKET MORTGAGE LLC 2 - ROCKET MORTGAGE L L C Municipality HONESDALE BOROUGH
Information: 230,850.00 Mortgagor: DARNELL, JAMES 2 - DARNELL, BARBARA L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$230,850.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 108,800.00 Mortgagor: GERCHMAN, JOHN P 2 - GERCHMAN, LEANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$108,800.00 Mortgagee: HUNTINGTON NATIONAL BANK Municipality CLINTON TOWNSHIP 2
Information: 97,500.00 Mortgagor: ALIBEAJ, LAVDOSH 2 - ALIBEAJ, MARSELA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$97,500.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP

Information: 308,000.00 Mortgagor: BOYLE, JEAN F 2 - BOYLE, CHARLES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$308,000.00 Mortgagee: WELLS FARGO BANK Municipality DREHER TOWNSHIP
Information: 265,502.00 Mortgagor: MCCONNELL, LUCAS M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$265,502.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PROMPTON BOROUGH
Information: 168,750.00 Mortgagor: WALLACE, BRIAN 2 - MODAFFERI, DONNA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$168,750.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 216,015.00 Mortgagor: BERTRAM, LISA 2 - BERTRAM, MARK Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$216,015.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - M&T BANK 3 - M & T BANK Municipality LEHIGH TOWNSHIP
Information: 252,788.00 Mortgagor: COHEN, DANA RAE 2 - COHEN, MATTHEW Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$252,788.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP

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Information: 225,000.00 Mortgagor: ANTICEV, MARKO JR	Consideration: \$225,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 68,900.00 Mortgagor: CASEY, WILLIAM 2 - CASEY, BARBARA	Consideration: \$68,900.00 Mortgagee: NET FEDERAL CREDIT UNION 2 - NET FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: 247,252.00 Mortgagor: BALCK, GREGORY 2 - BALCK, THERESA D	Consideration: \$247,252.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 1,200,000.00 Mortgagor: EIGHT ZERO MILLER ROAD LLC 2 - EIGHT ZERO MILLER ROAD L L C	Consideration: \$1,200,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 500,000.00 Mortgagor: EIGHT ZERO MILLER ROAD LLC 2 - EIGHT ZERO MILLER ROAD L L C	Consideration: \$500,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 1,200,000.00 Mortgagor: TWO ZERO FOUR PURDYTOWN TURNPIKE LLC 2 - TWO ZERO FOUR PURDYTOWN TURNPIKE L L C	Consideration: \$1,200,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 500,000.00 Mortgagor: TWO ZERO FOUR PURDYTOWN TURNPIKE LLC 2 - TWO ZERO FOUR PURDYTOWN TURNPIKE L L C	Consideration: \$500,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 1,200,000.00 Mortgagor: FIVE FOUR TEXAS PALMYRA HIGHWAY LLC 2 - FIVE FOUR TEXAS PALMYRA HIGHWAY L L C	Consideration: \$1,200,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: 500,000.00 Mortgagor: FIVE FOUR TEXAS PALMYRA HIGHWAY LLC 2 - FIVE FOUR TEXAS PALMYRA HIGHWAY L L C	Consideration: \$500,000.00 Mortgagee: FIRST KEYSTONE COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: 225,000.00 Mortgagor: CETANI, MICHAEL 2 - CETANI, ANA	Consideration: \$225,000.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 192,800.00 Mortgagor: CHECKEYE, BENJAMIN 2 - CHECKEYE, KIMBERLY	Consideration: \$192,800.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

Information: 250,000.00 Mortgagor: DELEON, ESTEFANIA Z	Consideration: \$250,000.00 Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - CITADEL SERVICING CORPORATION 3 - ACRA LENDING
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 265,000.00 Mortgagor: BERTSCH, LORI	Consideration: \$265,000.00 Mortgage: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 400,000.00 Mortgagor: CORSO, MATTHEW P 2 - CORSO, PAIGE L	Consideration: \$400,000.00 Mortgage: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 46,000.00 Mortgagor: LAKESIDE TOWNHOMES LLC 2 - LAKESIDE TOWNHOMES L L C	Consideration: \$46,000.00 Mortgage: SANTOS, CAROL M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 270,000.00 Mortgagor: DENNIS, HANNAH E 2 - DENNIS, MICHAEL A	Consideration: \$270,000.00 Mortgage: ABSOLUTE HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 255,192.00 Mortgagor: ALSHAWAL, SADEQ A 2 - ALDALALIE, HIND A 3 - COSTANZO, DIANE	Consideration: \$255,192.00 Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - APPROVED FUNDING CORP
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 715,000.00 Mortgagor: BEDZYK, WILLIAM D 2 - BEDZYK, LAURA A	Consideration: \$715,000.00 Mortgage: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

DEEDS

Information: Grantor: DOLPH, MICHEAL D 2 - DOLPH, JEFFREY S SR	Consideration: \$1.00 Grantee: DOLPH, MICHEAL D 2 - DOLPH, MARJIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: SERVBANK	Consideration: \$208,565.00 Grantee: ELNATSHE, HASEM
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 154 Grantor: DETRES, FREDDY 2 - DETRES, DESIREE	Consideration: \$280,000.00 Grantee: MILLER, ROBERT E 2 - MILLER, ELIZABETH P
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

Information: Grantor: TEMPERTON, ALLAN G 2 - TEMPERTON, JANICE F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Grantee: RICHARDS, ERIK 2 - RICHARDS, JENNIFER Municipality DYBERRY TOWNSHIP
Information: LOT 3707 Grantor: GARNER, RAYMOND 2 - GARNER, ADRIENNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$345,000.00 Grantee: GREVES, GREGORY 2 - GREVES, MICHELLE Municipality LAKE TOWNSHIP
Information: Grantor: SCORDO, RICHARD 2 - SCORDO, NICOLETTA 3 - SCORDO, MICHAEL 4 - SCORDO, ALICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$57,000.00 Grantee: HALODA, VACLAV Municipality SALEM TOWNSHIP
Information: LOT 411 Grantor: QUINONES, JASON PAUL 2 - QUINONES, CAROLEANN GILLESPIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$317,500.00 Grantee: KHAVULYA, BORIS 2 - KHAVULYA, TATYANA Municipality PAUPACK TOWNSHIP
Information: Grantor: RUTLEDGE, MATTHEW Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: COYLE, SEAN Municipality DAMASCUS TOWNSHIP
Information: LOT 2983 Grantor: MANCINI, RENEE BY POA 2 - MOOSMUELLER, DIANE POA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$160,000.00 Grantee: NOWAK, AVA 2 - WEISGERBER, ZACHARY Municipality LAKE TOWNSHIP
Information: LOT 32A Grantor: FASSHAUER, THOMAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$365,000.00 Grantee: FASSHAUER, BRADLEY 2 - FASSHAUER, KELSEY Municipality HONESDALE BOROUGH
Information: LOT 7 B 8 Grantor: MURPHY, GEORGE C 2 - MURPHY, MARGARET THONSEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$900,000.00 Grantee: KOMITSEV, RUSLAN 2 - LIU, GRACE Municipality CANAAN TOWNSHIP
Information: Grantor: IRONWOOD PROPERTY MANAGEMENT LLC 2 - IRONWOOD PROPERTY MANAGEMENT L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$239,000.00 Grantee: PIZZINI, GIOVANY EMANUEL Municipality HAWLEY BOROUGH
Information: Grantor: RIKSON, HANS E 2 - RIKSON, EILEEN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$182,000.00 Grantee: DEUTSCH, MARC EDWARD 2 - KREER, MARY ROSE Municipality LEHIGH TOWNSHIP
Information: Grantor: FRANCESKI FAMILY HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: FRANCESKI, JOSEPH PIII 2 - FRANCESKI, ASHLEY Municipality CLINTON TOWNSHIP 2

Information: LOT 435 Grantor: EDWARD C JORDAN TRUST 2 - PATRICIA A JORDAN TRUST 3 - JORDAN, EDWARD C TR 4 - JORDAN, PATRICIA A TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: COUGHLAN, PATRICIA A Municipality PAUPACK TOWNSHIP
Information: Grantor: MAZZARINO, JOSEPH 2 - MAZZARINO, MARGARET Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$620,000.00 Grantee: SCHLESINGER, AHRON Municipality CANAAN TOWNSHIP
Information: Grantor: ATKINSON, THOMAS RALPH EST AKA 2 - ATKINSON, THOMAS R EST AKA 3 - ATKINSON, THOMAS EST AKA 4 - ATKINSON, MARGARET C ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ATKINSON, MARGARET C Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: HOLPERT, JOSEPH AKA 2 - HOLPERT, JOSEPH JR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HOLPERT, BRIANNE Municipality SCOTT TOWNSHIP
Information: LOT 26 Grantor: DAMIANO, JOSEPH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DAMIANO, JOSEPH 2 - DAMIANO, MARTHA Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: BOISVERT, ROBERT D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: STERNI, ASHLEY M Municipality STARRUCCA BOROUGH
Information: PARCEL LC708 Grantor: BAILEY, BRIAN P 2 - GEISINGER, KAREN D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BRIAN P BAILEY LIVING TRUST 2 - BAILEY, TARYN TR Municipality PAUPACK TOWNSHIP
Information: LOT 11 Grantor: SEIDL, FRED J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SEIDL, FRED J 2 - SEIDL, PAMELA J Municipality DAMASCUS TOWNSHIP
Information: Grantor: GIBBONS, MICHAEL A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$314,000.00 Grantee: LINTNER, RUSSELL 2 - LINTNER, GRETCHEN Municipality PALMYRA TOWNSHIP
Information: LOT 270 Grantor: HASENSTAB, WILLIAM T 2 - HASENSTAB, JOHN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$180,000.00 Grantee: MALAVOLTA, DUSTIN 2 - DROSNOCK, KATELYN Municipality SALEM TOWNSHIP
Information: Grantor: DRAKE, DARRELL A 2 - DRAKE, KATHLEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ONE THREE TWO LAKESIDE AVE Municipality CHERRY RIDGE TOWNSHIP

Information: Grantor: MELY, RADAMES JR	Consideration: \$5,500.00 Grantee: SHIELDS, CYNTHIA 2 - SHIELDS, THOMAS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: Grantor: BAYLY, MATTIE V 2 - BAYLY, LYNN C	Consideration: \$1.00 Grantee: BAYLY, LYNN C 2 - BAYLY, ANN
Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Municipality DYBERRY TOWNSHIP CLINTON TOWNSHIP
Information: Grantor: SWAN, PAUL H JR 2 - SWAN, ELIZABETH J	Consideration: \$275,000.00 Grantee: STAUFFER, LESLIE W 2 - NOLT, GAYLE J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: ULKOSKI, XIAOHUA	Consideration: \$130,000.00 Grantee: ALIBEAJ, LAVDOSH 2 - ALIBEAJ, MARSELA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: HECKMAN, JOHN W 2 - HECKMAN, SHARON M	Consideration: \$385,000.00 Grantee: BOYLE, JEAN F 2 - BOYLE, CHARLES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: Grantor: MCHUGH, ROBERT A 2 - IRWIN, LISA	Consideration: \$270,400.00 Grantee: MCCONNELL, LUCAS M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PROMPTON BOROUGH
Information: LOT 56 Grantor: EDGD LLC 2 - E D G D L L C	Consideration: \$225,000.00 Grantee: WALLACE, BRIAN 2 - MODAFFERI, DONNA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 21 Grantor: MORGAN, JOHN 2 - MORGAN, KIMBERLY A 3 - SAUERBAUM, MARK	Consideration: \$220,000.00 Grantee: BERTRAM, MARK 2 - BERTRAM, LISA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 2966 Grantor: VENTURA, ANTHONY	Consideration: \$267,500.00 Grantee: COHEN, MATTHEW ADAM COOPER 2 - COHEN, DANA RAE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 12 Grantor: ONEILL, BRIAN MICHAEL	Consideration: \$1.00 Grantee: ONEILL, JEREMIAH
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 17 Grantor: LORNE, EDWARD T 2 - LORNE, KELLY J	Consideration: \$1.00 Grantee: LORNE, KELLY J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 14 Grantor: BARBER, TIMMIE 2 - BARBER, ANN MARIE	Consideration: \$19,900.00 Grantee: CAHILL, CHRISTOPHER 2 - CAHILL, DAWN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP

Information: Grantor: ROWE, HANNAH AKA 2 - GLOSSENGER, HANNAH AKA 3 - DENNIS, HANNAH E	Consideration: \$300,000.00 Grantee: ANTICEV, MARKO JR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: Grantor: URGILES, CARLOS 2 - URGILES, KAROLA V	Consideration: \$4,000.00 Grantee: QUIRAMA, YULY T 2 - CASTRILLON, ANDERSSON CATANO
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: URGILES, CARLOS 2 - URGILES, KAROLA V	Consideration: \$3,000.00 Grantee: QUIRAMA, YULY T 2 - CASTRILLON, ANDERSSON CATANO
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: URGILES, CARLOS 2 - URGILES, KAROLA V	Consideration: \$3,000.00 Grantee: QUIRAMA, YULY T 2 - CASTRILLON, ANDERSSON CATANO
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: LOT 917 Grantor: FERRIS, JOSEPH A	Consideration: \$270,000.00 Grantee: BALCK, GREGORY 2 - BALCK, THERESA D
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: BIGART, DONNA L 2 - BIGART, JOHN	Consideration: \$1.00 Grantee: BIGART, JOHN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 200 Grantor: GUGGER, JEFFREY D 2 - GUGGER, MARIE	Consideration: \$1.00 Grantee: GUGGER FAMILY TRUST 2 - GUGGER, SUSAN A TR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: MORDOSKY, JOHN WILLIAM 2 - MORDOSKY, KELLY ANN	Consideration: \$305,000.00 Grantee: CETANI, MICHAEL 2 - CETANI, ANA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: MONICO, FRANK D III	Consideration: \$140,000.00 Grantee: BRADY, LUKE 2 - CHAMPION, CARA ANN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PRESTON TOWNSHIP
Information: LOT 243 Grantor: KRANICK, MARGUERITE CATHERINE	Consideration: \$241,000.00 Grantee: CHECKEYE, BENJAMIN 2 - CHECKEYE, KIMBERLY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: Grantor: OLIVEIRA, ELISANGELA	Consideration: \$8,500.00 Grantee: BRETON, GREISY A
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 105 Grantor: OLIVEIRA, ELISANGELA	Consideration: \$7,000.00 Grantee: FEIJO, LEIRISSON DEASSIS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP

Information: Grantor: OLIVEIRA, ELISANGELA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,000.00 Grantee: DEOLIVEIRA, GUSTAVO H Municipality LEHIGH TOWNSHIP
Information: LOT 75 Grantor: TIGUE, WAYNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$255,000.00 Grantee: BERTSCH, LORI Municipality HONESDALE BOROUGH
Information: Grantor: ROWE, DANIEL C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,500.00 Grantee: ACEVEDO, BRITTNEY Municipality MANCHESTER TOWNSHIP
Information: LOT 4362 Grantor: SPERAZZA, CHARLES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$209,000.00 Grantee: GRIMA, GREGORY M 2 - GRIMA, NICOLE TERESA CALLAN 3 - CALLANGRIMA, NICOLE TERESA Municipality LAKE TOWNSHIP
Information: Grantor: SWINGLE, LAWRENCE C 2 - SWINGLE, SHIRLEY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: LAWRENCE SWINGLE IRREVOCABLE FAMILY TRUST 2 - SHIRLEY SWINGLE IRREVOCABLE FAMILY TRUST Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: DOLPH, LELA A EST 2 - DOLPH, MICHAEL D ADM AKA 3 - DOLPH, MICHAEL D ADM AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ONPOINTE PROPERTY GROUP Municipality CLINTON TOWNSHIP 1
Information: LOT 1 Grantor: ASHLEY, JENNIFER D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$825,000.00 Grantee: CORSO, MATTHEW P 2 - CORSO, PAIGE L Municipality DAMASCUS TOWNSHIP
Information: Grantor: SANTOS, CAROL M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$130,000.00 Grantee: LAKESIDE TOWNHOMES LLC 2 - LAKESIDE TOWNHOMES L L C Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 19 Grantor: CORSO, MATTHEW P 2 - CORSO, PAIGE L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,000.00 Grantee: DENNIS, MICHAEL A 2 - DENNIS, HANNAH E Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 39A Grantor: LEFEBVRE, CHRISTOPHER 2 - LEFEBVRE, MICHELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$279,000.00 Grantee: COSTANZO, DIANE 2 - ALDALALIE, HIND 3 - AISHWAL, SADEQ A Municipality DAMASCUS TOWNSHIP
Information: LOT 70 Grantor: PARNELL, MARK 2 - PARNELL, JESSICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,100,000.00 Grantee: BEDZYK, WILLIAM D 2 - BEDZYK, LAURA A Municipality PAUPACK TOWNSHIP
Information: LOT 69R Grantor: PARNELL, MARK 2 - PARNELL, JESSICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BEDZYK, WILLIAM D 2 - BEDZYK, LAURA A Municipality PAUPACK TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
August 19, 2024–August 23, 2024

Monday, August 19, 2024

9:00 AM
Commonwealth v. Michael Wilbanks 85-2024-CR
Motion to amend information & Omnibus
Albert-Heise/Miraglia

Tuesday, August 20, 2024

8:30 AM
Carpenter v. Carpenter 357-2024
Custody Pre-Trial
Sordoni/Gallagher

8:45 AM
Lepore v. Bryon 19-2023-DR
Relocation Hearing
Martin II/Ferrario

Wednesday, August 21, 2024

9:00 AM
Central Court

9:00 AM
In Re: Estate of C. Cordaro 95-2024-OCD
Petition for Adjudication of Incapacity and Appointment of Guardian of the
Person and Estate
Moran/Muir

10:00 AM
Clarke v. Kissolovege 649-2018-DR
Argument on Exceptions to Masters Report
J. Ellis/Carrubba

10:30 AM
Bozella v. Pajalich 629-2018-DR
Special Relief
Pro Se/ Muir

11:00 AM
Civil Rule to Dismiss
279-2022-CV Boyce v. Santarelli B. Ellis

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, August 22, 2024

9:00 AM
Commonwealth Matters
Sentencing 345-2023-CR Westgate, William Eagen
Sentencing 151-2024-CR Fuller, Jacqueline Farrell
Sentencing 17 & 244-2024-CR Weinz, Charann Baron
Sentencing 159-2024-CR Ingentio, Matthew McIntyre
Sentencing 125-2024-CR Kessler, Jared Collins
Sentencing 219-2024-CR Murphy, Shane Aquilino
Contempt 111-2021-CR Bryant, Thomas Martin II
Contempt 21-2007-CR Vennero, Thomas
Contempt 569-2004-CR Delemarre, Edward
Modification of Bail 229-2024-CR Smith, Alexander Baron

1:00 PM
Commonwealth Matters
GP 252-2024-Cr Conklin, Michael Burlein
GP 210-2024-CR O'Neal, Diane Burlein
GP 189-2024-CR Siegel, Ronald Burlein
GP 35-2024-CR Austin, John Collins
GP 245-2024-CR Emeigh, Kenny Martin II
GP 155-2024-CR Mittelmark, Andrew Martin II
Argument-Motion in Limine 177-2023-CR Algermon, Shawn Baron

2:00 PM
Criminal Pre-Trials

Friday, August 23, 2024

9:00 AM
PFA
Petition to amend PFA 444-2023-DR Sanchez v. Sanchez Farrell/Rechner

10:00 AM
Shaffer v Shaffer 276-2024-DR
Hrg on Pet. for Exclusive Possession
Martin/

10:30 AM
Wright v. Wright 339-2022-DR
Argument on Plaintiff's Exceptions to master's report and recommendation of
Divorce hearing officer
Bugaj/Pro Se

11:00 AM
Mallaber v. Mallaber & Reynolds 208-2024-DR
Contempt
Pro Se/ Pro Se

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
August 19, 2024–August 23, 2024

Monday, August 19, 2024

9:00 AM
Maritato v Maritato 264-2024-dr
PFA
/Mincer

9:30 AM
Edwards v Wallingford 223-2023-cv
Arg on Mtn to Compel
Krowiak/Martin

10:00 AM
In Re: J.Clark 12-2024-DP
Adjudication
Anderson/Martin II (GAL)/

3:00 PM
Civil Pre-Trials
Hanson v. Mark HM Associates 186-2022-CV Ohliger/Fleming/Thompson

Tuesday, August 20, 2024

9:00 AM
Dependency
Permanency Review/Goal Change/ TPR
9 & 10-2018-DP
J. O. & A. O.
Anderson/Collins/Campbell/Muir
1:00 Permanency Review
29-2023-DP T.L.
Anderson/B.Ellis/Muir/Rechner
1:30 Dispositional Hearing
9-2024-DP L. H.
Anderson/Collins/Ellis/ Campbell

Wednesday, August 21, 2024

9:00 AM
Mortgage Foreclosure
374-2023-CV Bank of NY Mellon v. Latulippe Harris-Williams/
684-2023-CV Arvest Bank v. Harper Fallings

9:30 AM
Settlement of a Small Estate
67-2024-OCD Estate of Morgan
Pro Se

10:00 AM

Penn Dot Matters

218-2024-CV Johnston v PennDot Pro Se/ Vanwert

219-2024-CV Johnston v PennDot Pro Se/Vanwert

234-2024-CV Newman v. PennDot Pro Se/ Vanwert

248-2024-CV Trailer (Martinez) Pro Se/Vanwert

282-2024-CV 2016 Dodge Challenger (Elston) Pro Se/ Vanwert

425-2022 CV Endy v. PennDOT Rogan/VanWert

293-2024-CV 1995 Trailer (Temperton) Pro Se/ Vanwert

296-2024-CV Ford Escape (Kelly) Pro Se/ Vanwert

308-2024-CV Camper (Black) Pro Se/ Vanwert

318-2024-CV Honey RV (Lowe) Pro Se/ Vanwert

325-2024-CV Mobile Home (Rolinski) Pro Se/ Vanwert

247-2024-CV Dichiara v. Penndot Pro Se/Vanwert

333-2024-CV 1995 Coleman Riogrand (Saian) Pro Se/ Vanwert

343-2024-CV In Re: Shore Land Trailer (Schott) Pro Se/Vanwert

344-2024-CV 1969 Ford Mustang (Marzec) Pro Se/Vanwert

349-2024-CV Handicap Style Van (DeVrieze) Pro Se/ Vanwert

11:00 AM

Civil & DR Rules to Dismiss

261-2021-CV Midland v. Torres Homoleski/Pro Se

367-2021-CV Midland v. Mungin Homoleski/ Pro Se

494-2021-CV Adamczak v. Hatton Pro Se/Pro Se

395-2020-DR Trainor v. Trainor Barrasse/R.Campbell

11:30 AM

Name Changes

226-2024- CV In Re: S.N.D.

225-2024-CV In Re: Barger

243-2024-CV In Re: Ortuzar

244-2024-CV In Re: Angelis

263-2024-CV In Re: Kowalczyk

141-2024-CV In Re: Murphy

57-2024-CV In Re: A.L.

56-2024-CV IN Re: T.R. 4th

1:30 PM

In Re: K.G. 1-2024-JV

Contested Finding of fact

DA/Moulton

Thursday, August 22, 2024

9:30 AM

Knapik v Woodlyn Shores 260-2023-cv

NJ Trial

Farley/Bugaj

Friday, August 23, 2024

9:00 AM
In Re: S.D. 37-2023-JV
Contested Finding of Fact
DA/Burlein

10:00 AM
In Re: D.E. 5-2024-JV
Contested Finding of Fact Hearing
DA/Weed

11:00 AM – 12:00 PM
In Re: K. L. 83-2024-OCD
Hearing on Petition for appointment of Guardian of Incapacitated Person
Campbell/J.Ellis

ARBITRATION ROOM CALENDAR

August 19, 2024–August 23, 2024

Tuesday, August 20, 2024

1:00 PM
Beam v. Beam 287-2023-DR
Divorce Conference (Larson)
J. Ellis/Clause

1:00 PM
Demarest v. Demarest 393-2018-DR
Divorce Hearing (Zimmerman)
Farrell/Martin II

Friday, August 23, 2024

9:00 AM
Gay v. Gay 267-2023-DR
Custody Hearing (Zimmerman)
Farley/Clause



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