

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



November 21, 2025
Vol. 15, No. 39
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.



© 2025 Legal Journal of Wayne County

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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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

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Incorporation Notices	\$75
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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
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2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

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Certain restrictions and minimum insertion fees apply.

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2"W X 1 3/4"H

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 Mary A. Chicosky
AKA Mary Alice Chicosky AKA
Mary Chicosky
Late of Honesdale Borough
CO-EXECUTOR
Susan Griffis
P.O. Box 1016
Honesdale, PA 18431
CO-EXECUTOR
Stephen Chicosky, Jr.
P.O. Box 74
Lake Como, PA 18437
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Fred D. Light
AKA Fred Davis Light AKA Fred
Light
Late of Cherry Ridge Township

CO-EXECUTOR

Winfield S. Light
7010 Silver Fox Trail
Cumming, GA 30040
CO-EXECUTOR
Robert M. Light
8907 Long Needles Lane
Waxhaw, NC 28173
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Harold W. Baker
AKA Harold Baker
Late of Prompton Borough
EXECUTOR
Colleen J. Fila
176 Fords Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Testamentary have
been issued in the Estate of John
Joseph Batchter late of Honesdale,
Wayne County, P.A., Date of Death,
September 10, 2025, to Cheryl L.
Batchter, as Executrix of the Estate.
All persons indebted to the said

Estate are required to make payments and those having claims or demands are to present the same without delay to Cheryl L. Batcher Executrix, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of John Joseph
Batcher c/o
Attorney, Tammy Lee Clause,
PO Box 241
Newfoundland, PA 18445
570-676-5212
attyclause@gmail.com
Attorney for the Estate of John
Joseph Batcher

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Anthony J. Bagnick
AKA Anthony J. Bagnick III AKA
Anthony Bagnick III
Late of South Canaan Township
EXECUTOR
Walter Youshock
322 Hill Street
Peckville, PA 18452
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Stanley Philip O'Bieurka
AKA Stanley P. O'Bieurka AKA
Stanley O'Bieurka
Late of Lake Ariel
EXECUTOR
Patricia Zelna
358 The Hideout
Lake Ariel, PA 18436

ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Elizabeth A. Gardner, late of Canaan Township, Wayne County, PA., Date of death September 14, 2025. 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.

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Stephen E. Leshner
AKA Steve E. Leshner
Late of Salem Township
EXECUTOR
Robert Batzel
1170 Lake Ariel Highway
Lake Ariel, PA 18436
ATTORNEY
Nicholas D. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Brian P. Rutledge
AKA Brian Rutledge
Late of Damascus Township
EXECUTOR

Sharon H. Rutledge
736 Callicoon Road
Damascus, PA 18415
ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Fay M. Schrank
AKA Fay Mary Schrank AKA Fay
Schrank
Late of Berlin Township
EXECUTOR

Wanda Eisenhauer
77 Long Ridge Road
Hawley, PA 18428
ATTORNEY

Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Robert A. Giannella, Sr.
AKA Robert Anthony Giannella,
Sr. AKA Robert Giannella
Late of South Canaan Township
ADMINISTRATOR

Robert A. Giannella, Jr.
1012 Glen Oak Court
La Plata, MD 20646

ATTORNEY

Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Sophia Burkhardt
Late of South Canaan Township
CO-EXECUTOR

John Lazorack
25 Deer Laurel Estate Rd.
Lake Ariel, PA 18436
CO-EXECUTOR

Cheryl E. Lazorack
25 Deer Laurel Estate Rd.
Lake Ariel, PA 18436
ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Eva Balevich
AKA Eva Lazorack Balevich
Late of South Canaan Township
CO-EXECUTOR

Igor Balevich
151 Woodway Road
Darien, CT 06820
CO-EXECUTOR

Nicholas Balevich
2715 Amaya Terrace
Lake Mary, FL 32746
ATTORNEY

Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/7/2025 • 11/14/2025 • 11/21/2025

ESTATE NOTICE

Estate of Kathryn Lynn Whiting
AKA Kathryn Whiting AKA Lynn
Whiting
Late of Lake Township
EXECUTOR
Laura Malone a/k/a Laura Ann
Malone
3450 Chestnut Hill Dr., 1821 The
Hideout
Lake Ariel, PA 18431
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

11/7/2025 • 11/14/2025 • 11/21/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that letters Testamentary have been
issued to Lillian De La Rosa in the
Estate of Roger Edward De La
Rosa, who died on October 14,
2025, late resident of 2 Chipmunk
Court, Hawley, Pennsylvania
18428. All persons indebted to said
estate are required to make
payment and those having claims
or demands are to present the same
without delay to the law offices of
JOHN J. MARTIN, ESQUIRE,
Attorney for the Estate, at 1022
Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE,
ATTORNEY FOR THE ESTATE

11/7/2025 • 11/14/2025 • 11/21/2025

EXECUTOR'S NOTICE

ESTATE OF Sonia Paloy a/k/a
Sonia Alvia Paloy, late of Cherry
Ridge Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to Lillian Earyes a/k/a Lillian
Patricia Earyes, of 101 E. Center
Street, Shavertown, PA 18708.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

11/7/2025 • 11/14/2025 • 11/21/2025

OTHER NOTICES

NOTICE

Notice is hereby given that
Housing Authority of Wayne
County has filed an Authority
Amendment with the Pennsylvania
Department of State. This notice is
given in accordance with 15 Pa.
Cons. Stat. Section 5911, et. seq.
This Non-Profit Corporation has
been filed under the provisions of
the Pennsylvania Nonprofit
Corporation Law of 1988, and is
being published for the expressed
purpose of changing the
corporation name to Wayne County
Housing Authority.

The address at which the Authority
will maintain its principal place of
business is as follows: 130
Carbondale Road, Waymart, PA
18472

11/21/2025

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 DECEMBER 3, 2025

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Co. as Trustee for Argent Securities Inc., Asset-Backed Pass Through Certificates, Series 2006-M2 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 3rd day of December, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in the Township of Damascus, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe corner on the top Northerly bank of the Delaware River, said iron pipe corner being 60.32 feet on a course of North 44 degrees 12 minutes East from another iron pipe corner, said iron pipe corner being the common corner between the Northerly line of Lot No. 1 of the now or former Grantors and the

Southerly line of lands now or formerly of Norado Donnini, said iron pipe corner at the place of beginning being the common corner between Lot No. 3, the parcel being herein described, and Lot No. 2 of the now or former grantors; thence from the place of beginning the following nine courses and distances: (1) South 44 degrees 12 minutes West a distance of 54.08 feet along the Northerly bank of the Delaware River in a down stream direction to an iron pipe corner; (2) South 35 degrees 30 minutes West a distance of 111.00 feet continuing along the Northerly bank of the Delaware River in a down stream direction to an iron bar corner, being the common line with the now or former Grantors and a sub-division of Josephine Gocsek, said common line being established by Order of Court No. 3, June Term 1965 as indicated on a map entitled "Map of Altered Boundary Line" as recorded in Wayne County Map Book 10, page 24, and as recorded in Deed Book 244, page 965, and dated April 16, 1968; (3) North 73 degrees 13 minutes West a distance of 29.29 feet along the common line of the now or former grantors and a sub-division of Josephine Gocsek as established by said Order of Court of the Wayne County Court to an iron pipe and concrete corner; (4) North 08 degrees 07 minutes East a distance of 141.87 feet along and inside of the right-of-way of a 14 foot wide dirt roadway as established by said Order of the Wayne County Court, said roadway being common with lands of a sub-division of Josephine Gocsek to an

iron pipe; (5) North 15 degrees 37 minutes East a distance of 50.12 feet still continuing inside of said 14 foot wide dirt road way right-of-way to an iron pipe; (6) North 21 degrees 50 minutes East a distance of 32.23 feet still continuing inside the right-of-way of said 14 foot wide dirt roadway as established by the Wayne County Court and still being common with a sub-division of Josephine Gocek to a railroad spike corner common with other lands of the now or former grantors referred to as Lot No. 2; (7) South 47 degrees 59 minutes East a distance of 26.12 feet leaving said 14 foot wide dirt roadway and along the common line of Lot No. 3 the land being herein conveyed and Lot No. 2 other lands of the now or former grantors to an iron pin corner common with said Lot. 2; degrees 01 minutes West 16.00 feet still continuing along the (8) South 42 degrees 01 minutes West 16.00 feet still continuing along the common line of said Lot No. 2 and the land being herein conveyed to an iron pin corner; (9) South 47 degrees 59 minutes East a distance of 102.64 feet continuing along the common line of Lot No. 2 and the common line of Lot No. 3, said Lot No. 3 being herein described to the place of BEGINNING.

BEING LOT NO. 3 and containing 13,756.10 square feet of land more or less. Being bound on the Southeast by the Delaware River, on the Northwest by the right-of-way of a 14 foot wide dirt roadway common with a sub-division of Josephine Gocek, on the Northeast

by other lands of the now or former grantors referred to as Lot No. 2 and on the Southwest by a common line with a sub-division of Josephine Gocek as established by a Court order of the Wayne County Court. The above described parcel being referred to as Lot No. 3 as is indicated on a map entitled "Subdivision of Lands of Frank Zalewski and Bertha S. Zalewski" as prepared by Joseph R. Catherine, R.S., Reg. No. 11,800-E dated August 12, 1971.

ALSO including all rights and lands as conveyed by Floyd Gillette, single, to Peter Polansky by deed dated June 28, 1963, and recorded in Wayne County Deed Book 218, page 335

AND ALSO, including exclusive water rights to well, pump, pump house and well water.

EXCEPTING those portions of the land above described that are within the right-of-way of a 14 foot wide dirt roadway. The right-of-way for said roadway being 7 feet to each side of the center of the beaten path as it exists today.

TOGETHER with a right-of-way in common with others over a private road from the main highway to the property herein conveyed as such road exists on the ground at the present time.

SUBJECT to the same exceptions, restrictions, reservations and conditions contained in the former deeds in the chain of title.

Map Book 16, Page 175.

BEING the same premises which Frank J. Gulino and Margaret M. Gulino by Deed dated November 23, 1998 and recorded in the Office of Recorder of Deeds of Wayne County on November 27, 1998 at Book 1445, Page 1 granted and conveyed unto Frank J. Gulino and Margaret Mary Gulino Mulvihill.

Parcel Number: 07-0-0028-0020 and 07-0-0028-0024

Seized and taken in execution as property of:
Brigit M. Gulino 16 River Rest Drive BEACH LAKE PA 18405
Margaret Mary Gulino Mulvihill 16 River Rest Drive BEACH LAKE PA 18405

Execution No. 233-Civil-2025
Amount Due: \$198,069.31 Plus additional costs

September 16, 2025
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.
Steven P. Kelly Esq.

11/7/2025 • 11/14/2025 • 11/21/2025

**SHERIFF'S SALE
DECEMBER 10, 2025**

By virtue of a writ of Execution instituted by: Nationstar Mortgage 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 10th day of December, 2025 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 I:
ALL THAT CERTAIN lot or tract of land situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, more particularly described as follows:

Lot No. 41, Section 2, Block 4, as shown on a certain plan entitled Woodledge Development, as recorded in the Office of the Recorder of Deeds of Wayne, County, Pennsylvania in Map Book 16, Page 59 which lot is the same as designated in the Declaration Planned Community recorded in Deed Book 272, Page 890 and any Amendments thereto, as the same

may change from time to time.

TAX MAP NO. 18-0-0005-0028

PARCEL II:

ALL THAT CERTAIN lot or tract of land situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, more particularly described as follows:

Lot No. 40, Block No. IV, as shown on a certain plan entitled Subdivision Plat of Woodledge Village, Section II, as recorded in the Office of the Recorder of Deeds of Wayne, County, Pennsylvania in Plat Book 16, Page 60 which lot is the same as designated in the Declaration Planned Community recorded in Deed Book 272, Page 890 and any Amendments thereto, as the same may change from time to time.

TAX MAP NO. 18-0-0005-0027

BEING KNOWN AS: 54
WILLOWS DRIVE, HAWLEY,
PA 18428

PROPERTY ID NUMBER (S):
18-0-0005-0028 & 18-0-0005-0027

BEING THE SAME PREMISES
WHICH CAROLINE
LODEWYKS, WIDOW BY DEED
DATED 3/24/2022 AND
RECORDED 4/6/2022 IN THE
OFFICE OF THE RECORDER OF
DEEDS IN DEED BOOK 6117 AT
PAGE 0297-0298, GRANTED
AND CONVEYED UNTO
CLINTON E. LAMFERS AND
AMBER BASSETT, JOINT
TENANTS WITH RIGHT OF
SURVIVORSHIP.

Seized and taken in execution as property of:

Amber Bassett 54 Willows Drive
HAWLEY PA 18428

Clinton E Lamfers 54 Willows
Drive HAWLEY PA 18428

Execution No. 125-Civil-2025
Amount Due: \$210,218.24 Plus
additional costs

September 10, 2025
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

11/14/2025 • 11/21/2025 • 11/28/2025

**SHERIFF'S SALE
DECEMBER 10, 2025**

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Co., as Trustee, in trust for the registered holders of

Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, laid out and plotted as Parcel R2 upon a certain map entitled "Map Showing Remainder Parcel Sandy Shore George J. and Joan G. Canovan", by William F. Schoenagel, PLS, dated August 18, 2002 and intending to be simultaneously recorded herewith, and being more particularly bounded and described as follows:

BEGINNING at a set #4 rebar for a corner at the edge of a 33 feet wide right of way identified as S.R. 2002 - Lakeshore Drive, being the Southernmost corner of the within described parcel; thence along the common boundary of Parcels R1 and R2 on the above referenced map the following five (5) courses and distances: (1) North 66 degree 58 minutes 37 seconds West, 60.24 feet to a set #4 rebar; (2) North 86 degrees 23 minutes 53 seconds West, 78.76 feet to a set #4 rebar; (3) North 05 degrees 03 minutes 22 seconds East, 111.15 feet to a set #4 rebar; (4) North 80 degrees 06

minutes 26 seconds West, 58.85 feet to a set #4 rebar; and (5) South 78 degrees 14 minutes 53 seconds West, 105.26 feet to a set #4 rebar for a corner at the edge of the said Lakeshore Drive; thence North 11 degrees 45 minutes 07 seconds West, 133.23 feet to a point; thence North 37 degrees 00 minutes 41 seconds West, 106.52 feet to a point at the edge of Highland Drive; thence North 53 degrees 00 minutes 11 seconds East, 48.66 feet to a point in the center of the said Lakeshore Drive; thence South 28 degrees 18 minutes 09 seconds East, 3.63 feet to a point; thence North 47 degrees 51 minutes 38 seconds East, 156.85 feet to a point for a corner in the center of Swan Creek (passing two found iron pipes along this course); thence along the said Swan Creek the following four (4) courses and distances: (1) South 34 degrees 31 minutes 01 seconds East, 15.14 feet to a point; (2) South 54 degrees 03 minutes 45 seconds East, 149.04 feet to a point; (3) South 24 degrees 40 minutes 02 seconds East, 119.55 feet to a point; and (4) South 33 degrees 57 minutes 00 seconds East) 168.65 feet to a point in the middle of the aforesaid Lakeshore Drive; thence through Lakeshore Drive South 23 degrees 01 minutes 23 seconds West, 137.26 feet to the point and place of BEGINNING.

Comprising within said boundaries Parcel R-2 on the above referenced map.

BEING KNOWN AS: 329
LAKESHORE DRIVE,
LAKEVILLE, PA 18438

PROPERTY ID NUMBER: TAX
MAP NO. 19-0-0010-0149

BEING THE SAME PREMISES
WHICH ESP INVESTMENTS,
LLC BY DEED DATED
12/13/2005 AND RECORDED
12/27/2005 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
DEED INSTRUMENT NUMBER
200500015213 AT BOOK R-2945
PAGE 0099, GRANTED AND
CONVEYED UNTO PATRICK S.
JOHNSEN AND MARIE T.
JOHNSEN, HUSBAND AND
WIFE.

Seized and taken in execution as
property of:
Patrick S. Johnsen 538 Easton
Road RIEGELSVILLE PA 18077
Marie T. Johnsen 538 Easton Road
RIEGLSVILLE PA 18077

Execution No. 639-Civil-2024
Amount Due: \$914,986.30 Plus
additonal costs

September 16, 2025
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

Geraldine M. Linn

11/14/2025 • 11/21/2025 • 11/28/2025

CIVIL ACTIONS FILED

*FROM NOVEMBER 1, 2025 TO NOVEMBER 7, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2022-00088	SANDY EDWARD INDIV AND T/D/B/A	11/03/2025 1:03	JGMT/ARBITRATION AWD	50,000.00
2022-00088	ED SANDY CUSTOM PAINTING	11/03/2025 1:03	JGMT/ARBITRATION AWD	50,000.00
2022-00393	MCCARTHY JOSEPH C	11/06/2025 2:10	WRIT OF EXECUTION	1,109.80
2022-00393	WELLS FARGO BANK GARNISHEE	11/06/2025 2:10	WRIT EXEC/GARNISHEE	1,109.80
2023-00183	BROWN CHARLES K II	11/06/2025 11:13	WRIT OF EXECUTION	112,294.59
2023-20181	CSI SECURITY SYSTEMS INC A CORPORATION	11/06/2025 11:48	SATISFACTION	18,091.01
2023-20667	KROUSE DANIEL	11/06/2025 8:01	SATISFACTION	—
2024-00396	FOLLOW THE SMOKE	11/03/2025 12:48	WRIT OF EXECUTION	31,453.56
2024-00396	FLYNN BRANDON	11/03/2025 12:48	WRIT OF EXECUTION	31,453.56
2024-00396	WAYNE BANK GARNISHEE - DISSOLVED 2-18-25	11/03/2025 12:48	WRIT EXEC/GARNISHEE	—
2024-00542	IKEDA SHINSUKE	P 11/05/2025 4:02	PART/SUMM/JUDG/CTORD	—
2024-00542	MALISHEWSKY KATHERINE	P 11/05/2025 4:02	PART/SUMM/JUDG/CTORD	—
2025-00323	SEMINARIO BRANDON	11/04/2025 10:58	WRIT OF EXECUTION	20,462.77
2025-00323	SEMINARIO SHANNON	11/04/2025 10:58	WRIT OF EXECUTION	20,462.77
2025-00445	COLLETTI ELINA	11/05/2025 11:18	DEFAULT JUDGMENT	1,471.08
2025-00527	SCULLY JESSICA	11/03/2025 12:34	DEFAULT JUDGMENT	2,771.88
2025-00583	CLARK GERMAIN RIVER	11/04/2025 11:01	WRIT OF EXECUTION	155,411.70
2025-20761	SKELTON MARISA	11/03/2025 1:02	JP TRANSCRIPT	1,383.75
2025-20761	TOY LESLIE	11/03/2025 1:02	JP TRANSCRIPT	1,383.75
2025-20762	SKELTON MARISA	11/03/2025 1:44	JP TRANSCRIPT	1,673.71
2025-20763	SHELP THOMAS	11/04/2025 12:17	JUDGMENT	1,726.75
2025-20764	LUKAS JUSTIN L	11/04/2025 12:17	JUDGMENT	1,589.75
2025-20765	BATES SCOTT D	11/04/2025 12:17	JUDGMENT	5,580.75
2025-20766	SMITH CYNTHIA A	11/06/2025 8:00	JUDGMENT	1,914.75
2025-20767	SNIGAR ASHLEY	11/06/2025 10:12	JP TRANSCRIPT	1,444.23
2025-20768	JOHNSON PAULETTE G	11/06/2025 11:11	JUDGMENT	2,347.34
2025-20769	WEICK ALFRED J	11/06/2025 11:11	JUDGMENT	2,746.75
2025-20770	POMBO TYLER A	11/06/2025 11:11	JUDGMENT	3,232.75
2025-20771	DONOVAN RONALD J	11/06/2025 11:11	JUDGMENT	2,262.75
2025-20772	TOMS DESIREE	11/06/2025 11:11	JUDGMENT	872.75
2025-20773	WALTER WILLIAM J	11/06/2025 11:11	JUDGMENT	2,489.75
2025-20774	GUTIERREZ AMBER	11/06/2025 11:11	JUDGMENT	1,897.25
2025-20775	MICHAUD BRIAN S	11/06/2025 11:48	FEDERAL TAX LIEN	51,556.38
2025-20776	CRUZ FALLON	11/07/2025 11:59	JP TRANSCRIPT	1,964.44
2025-40066	SCARPULLA BARBRA OWNER	P 11/03/2025 12:44	WAIVER OF LIENS	—
2025-40066	SCARPULLA SHAD OWNER	P 11/03/2025 12:44	WAIVER OF LIENS	—
2025-40066	CEDAR CONSTRUCTION CONTRACTOR	11/03/2025 12:44	WAIVER OF LIENS	—

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

2025-40067	BUSELLI LAND HOLDINGS LLC P	11/04/2025 1:55	RELEASE/WAIVER LIENS	—
	OWNER			
2025-40067	E&S EXCAVATION	11/04/2025 1:55	RELEASE/WAIVER LIENS	—
	CONTRACTOR			
2025-40068	BUSELLI LAND HOLDINGS LLC P	11/04/2025 1:56	STIP VS LIENS	—
	OWNER			
2025-40068	BUSELLI SOLUTIONS	11/04/2025 1:56	STIP VS LIENS	—
	CONTRACTOR			
2025-40069	BUSELLI LAND HOLDINGS LLC P	11/04/2025 1:56	STIP VS LIENS	—
	OWNER			
2025-40069	MUD CO LLC	11/04/2025 1:56	STIP VS LIENS	—
	CONTRACTOR			
2025-40070	BUSELLI HOLDINGS LLC OWNER P	11/04/2025 1:56	STIP VS LIENS	—
2025-40070	PRESTIGE ENERY SOLUTIONS	11/04/2025 1:56	STIP VS LIENS	—
	CONTRACTOR			
2025-40071	BUSELLI LAND HOLDINGS LLC P	11/04/2025 1:56	STIP VS LIENS	—
	OWNER			
2025-40071	TURK CONSTRUCTION	11/04/2025 1:56	STIP VS LIENS	—
	CONTRACTOR			
2025-40072	BUSELLI LAND HOLDINGS LLC .p	11/04/2025 1:56	STIP VS LIENS	—
	OWNER			
2025-40072	SUMMIT FIRE & SECURITY	11/04/2025 1:56	STIP VS LIENS	—
	CONTRACTOR			
2025-40073	BUSELLI LAND HOLDINGS LLC P	11/04/2025 1:56	STIP VS LIENS	—
	OWNER			
2025-40073	REINFURT EXCAVATING	11/04/2025 1:56	STIP VS LIENS	—
	CONTRACTOR			

CIVIL APPEALS — JUDICIAL: MDJ (LANDLORD/TENANT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00740	GEDDIS GEORGE	PLAINTIFF	11/07/2025	—
2025-00740	BEARLEY ALEXANDER	DEFENDANT	11/07/2025	—
2025-00740	BRESEE BREANN	DEFENDANT	11/07/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00724	JPMORGAN CHASE BANK N A	PLAINTIFF	11/03/2025	—
2025-00724	KUNDLA JEFFREY W	DEFENDANT	11/03/2025	—
2025-00725	JPMORGAN CHASE BANK N A	PLAINTIFF	11/03/2025	—
2025-00725	CORRIGAN CHRISTOPHER J	DEFENDANT	11/03/2025	—
2025-00726	JPMORGAN CHASE BANK N A	PLAINTIFF	11/03/2025	—
2025-00726	MAPALO EVELYN	DEFENDANT	11/03/2025	—
2025-00728	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	11/03/2025	—
2025-00728	BONVENTRE DANIELLE	DEFENDANT	11/03/2025	—
2025-00736	US BANK NATIONAL ASSOCIATION	PLAINTIFF	11/05/2025	—
	D/B/A			
2025-00736	ELAN FINANCIAL SERVICES	PLAINTIFF	11/05/2025	—
2025-00736	SCHUTT LEVI B	DEFENDANT	11/05/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00729	DEERE & COMPANY	PLAINTIFF	11/03/2025	—
2025-00729	GERARDI DANIEL V	DEFENDANT	11/03/2025	—
2025-00735	ERIE MATERIALS INC	PLAINTIFF	11/04/2025	—
2025-00735	AASSKK LLC	DEFENDANT	11/04/2025	—
2025-00735	STILE AUGUST JR	DEFENDANT	11/04/2025	—
2025-00737	WESTLAKE SERVICES LLC D/B/A	PLAINTIFF	11/05/2025	—
2025-00737	WESTLAKE FINANCIAL SERVICES	PLAINTIFF	11/05/2025	—
2025-00737	KNIGHT MICHAEL C	DEFENDANT	11/05/2025	—
2025-00738	VELOCITY INVESTMENTS LLC	PLAINTIFF	11/05/2025	—
2025-00738	APPLE JASON	DEFENDANT	11/05/2025	—
2025-00739	VELOCITY INVESTMENTS LLC	PLAINTIFF	11/05/2025	—
2025-00739	MEHRTENS JENNIFER	DEFENDANT	11/05/2025	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00723	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/03/2025	—
2025-00723	BUONACQUISTA JOHN	DEFENDANT	11/03/2025	—
2025-00727	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/03/2025	—
2025-00727	SAIAN GAREN TRUSTEE	DEFENDANT	11/03/2025	—
2025-00727	SIRVAD AREKELIAN IRR TRUST	DEFENDANT	11/03/2025	—

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REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00734	HSBC BANK USA NATIONAL ASSOC	PLAINTIFF	11/04/2025	—
2025-00734	KARAGOZ ERAY	DEFENDANT	11/04/2025	—
2025-00734	KARAGOZ MILDRED	DEFENDANT	11/04/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00742	2007 CHEVY SUBURBAN VIN #3GNFK16397G312357	PETITIONER	11/07/2025	—
2025-00742	RESINO KEVIN JOHNSON	PETITIONER	11/07/2025	—
2025-00742	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/07/2025	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00732	BOGDAN DAVID V ADMIN OF THE ESTATE OF	PLAINTIFF	11/04/2025	—
2025-00732	TRAVIS M CANFIELD	PLAINTIFF	11/04/2025	—
2025-00732	MASHATT KARSON	DEFENDANT	11/04/2025	—
2025-00732	CNC SALOON LLC D/B/A	DEFENDANT	11/04/2025	—
2025-00732	EAGLE VIEW SALOON	DEFENDANT	11/04/2025	—
2025-00732	R&M PROPERTY LLC	DEFENDANT	11/04/2025	—
2025-00732	RUTKOWSKI JOEL A	DEFENDANT	11/04/2025	—
2025-00732	RUTKOWSKI LAUREN M	DEFENDANT	11/04/2025	—
2025-00732	DOE JOHN/JANE BARTENDERS/SERVERS/MANAGERS	DEFENDANT	11/04/2025	—
2025-00732	BOX NATHANIEL	DEFENDANT	11/04/2025	—
2025-00732	BOX ETHAN	DEFENDANT	11/04/2025	—
2025-00733	CANFIELD KARSON	PLAINTIFF	11/04/2025	—
2025-00733	BOX NATHANIEL	DEFENDANT	11/04/2025	—
2025-00733	BOX ETHAN	DEFENDANT	11/04/2025	—
2025-00733	CNC SALOON LLC	DEFENDANT	11/04/2025	—
2025-00733	EAGLE VIEW SALOON	DEFENDANT	11/04/2025	—
2025-00733	R&M PROPERTY LLC	DEFENDANT	11/04/2025	—
2025-00733	RUTKOWSKI JOEL	DEFENDANT	11/04/2025	—
2025-00733	RUTKOWSKI LAUREN	DEFENDANT	11/04/2025	—
2025-00741	JONES JEANETTE	PLAINTIFF	11/07/2025	—
2025-00741	MEHRTENS KAREN L	DEFENDANT	11/07/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM OCTOBER 27, 2025 TO OCTOBER 31, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 141,118.16 Mortgagor: ELSTON, MATTHEW 2 - HANNAH, RUTH	Consideration: \$141,118.16 Mortgagee: WEST CAPITAL LENDING INC 2 - DART COLLATERAL MANAGER LLC 3 - DART COLLATERAL MANAGER L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 50,000.00 Mortgagor: MCPARTLAND, DANIEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: CITIZENS SAVINGS BANK Municipality OREGON TOWNSHIP
Information: 303,750.00 Mortgagor: HAMILTON, LEIGH 2 - HAMILTON, LAURA LEE	Consideration: \$303,750.00 Mortgagee: HOWARD HANNA MORTGAGE SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 312,000.00 Mortgagor: OCHS, ANTHONY JOSEPH 2 - OCHS, LISA A	Consideration: \$312,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 2,073,500.00 Mortgagor: POCONO VACATION PROPERTIES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,073,500.00 Mortgagee: BANK OF AMERICA Municipality PAUPACK TOWNSHIP
Information: 143,000.00 Mortgagor: DELLATORRE, HAL L 2 - DELLATORRE, JENNIFER A	Consideration: \$143,000.00 Mortgagee: TD BANK 2 - T D BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 56,500.00 Mortgagor: SWINGLE, GERALD JR	Consideration: \$56,500.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 68,173.00 Mortgagor: RICKARD, BRICE 2 - RICKARD, SKYE	Consideration: \$68,173.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: 150,000.00 Mortgagor: PETERSON, DAVID 2 - PETERSON, DENISE	Consideration: \$150,000.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

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

Information: 102,000.00 Mortgagor: CARMAN, GLENN F Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$102,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CANAAN TOWNSHIP LAKE TOWNSHIP
Information: 35,000.00 Mortgagor: THEOBALD, THOMAS R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 125,000.00 Mortgagor: SURDO, JOHN 2 - WUSURDO, XIUYUN 3 - SURDO, XIUYUN WU Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PALMYRA TOWNSHIP
Information: 340,000.00 Mortgagor: MORIARTY, KAREN L 2 - MORIARTY, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$340,000.00 Mortgagee: WAYNE BANK Municipality PAUPACK TOWNSHIP
Information: 262,500.00 Mortgagor: SEIFERT, CHRISTOPHER 2 - SEIFERT, TARA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$262,500.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK Municipality LAKE TOWNSHIP
Information: 70,000.00 Mortgagor: SCHMIDT, CRAIG 2 - SCHMIDT, MARK 3 - SAMLAL, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$70,000.00 Mortgagee: AMERICAN HERITAGE CREDIT UNION Municipality PAUPACK TOWNSHIP
Information: 49,300.00 Mortgagor: MILLER, WILLIAM L 2 - MILLER, JENNIFER M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$49,300.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality PROMPTON BOROUGH
Information: 1,000,000.00 Mortgagor: HONESDALE MACHANA GROUP Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,000,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality LEBANON TOWNSHIP
Information: 78,750.00 Mortgagor: BARDZILOUSKAS, ANTHONY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$78,750.00 Mortgagee: FAIRWAY CONSUMER DISCOUNT COMPANY Municipality LEHIGH TOWNSHIP
Information: 824,000.00 Mortgagor: DALLAS HIDEOUT LLC 2 - DALLAS HIDEOUT L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$824,000.00 Mortgagee: WELLS FARGO BANK Municipality SALEM TOWNSHIP
Information: 226,320.00 Mortgagor: CERULLI, MICHAEL 2 - CERULLI, LAURA THERESE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$226,320.00 Mortgagee: GARDEN STATE HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP

Information: 320,000.00 Mortgagor: SMITH, SUELEM LAISE	Consideration: \$320,000.00 Mortgagee: TD BANK 2 - T D BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 25,000.00 Mortgagor: BEACH LAKE COMPANY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.00 Mortgagee: DIME BANK Municipality BERLIN TOWNSHIP
Information: 264,550.00 Mortgagor: DELPEZZO, ROBERT 2 - DELPEZZO, MAUREEN	Consideration: \$264,550.00 Mortgagee: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 194,000.00 Mortgagor: BOYCE, KURT J 2 - RUBINO, ELIZABETH JANE	Consideration: \$194,000.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 195,600.00 Mortgagor: NICHOLSON, CHRISTOPHER 2 - REED, JENNIE	Consideration: \$195,600.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 150,000.00 Mortgagor: DIEHL, JOSHUA F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 130,500.00 Mortgagor: MARTIN, JOHN J II Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$130,500.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 307,000.00 Mortgagor: SMITH, CHRISTOPHER KYLE	Consideration: \$307,000.00 Mortgagee: MICHAEL B PICOTTE REVOCABLE TRUST 2 - MICHAEL B PICOTTE REVOCABLE TRUST 3 - MARGARET L PICOTTE REVOCABLE TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 369,550.00 Mortgagor: DICK, JAMES R 2 - DICK, AIMEE B	Consideration: \$369,550.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 264,000.00 Mortgagor: GALLIK, JACQUELINE 2 - KELLY, ADAM BY POA 3 - GALLIK, JACQUELINE POA	Consideration: \$264,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2

DEEDS

Information: LOT 8 Grantor: KLINGER, TROY J 2 - KLINGER, ANGELA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KLINGER, ANGELA J Municipality LAKE TOWNSHIP
Information: Grantor: PINEDA, CARLOS 2 - PINEDA, MARIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$510.00 Grantee: GOMEZ, GLORIA PATRICIA 2 - GOMEZ, CARLOS Municipality LEHIGH TOWNSHIP
Information: LOT 2662 Grantor: DISPONZIO, VINCENT A 2 - DISPONZIO, DEBRA ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DISPONZIO FAMILY REVOCABLE LIVING TRUST 2 - DISPOONZIO, VINCENT A TR 3 - DISPONZIO, DEBRA ANN TR Municipality LAKE TOWNSHIP
Information: LOT 108 Grantor: SIMMERS, ELIZABETH A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BLUE LUNA TRUST Municipality DREHER TOWNSHIP
Information: LOT 2777 Grantor: DENNING, DOUGLAS 2 - SAMBORSKI, FREDRICK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$602,500.00 Grantee: CHESNOV, JODY 2 - CHESNOV, BEATRIZ Municipality LAKE TOWNSHIP
Information: LOT 253 Grantor: ANNIS, RANDY CRAIG 2 - ANNIS, CATHY ANNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$405,000.00 Grantee: HAMILTON, LEIGH 2 - HAMILTON, LAURA LEE Municipality PAUPACK TOWNSHIP
Information: LOT 5 Grantor: PICK, DAVID SALVATORE 2 - PICK, SURRENA ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$38,000.00 Grantee: GRIMSEY FAMILY REVOCABLE TRUST 2 - GRIMSEY, JOSEPH TR 3 - GRIMSEY, SHARON TR Municipality LEHIGH TOWNSHIP
Information: LOT 2742 Grantor: SCHNEIDER, DONALD 2 - SCHNEIDER, JUDITH 3 - SCHNEIDER, JONATHAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCHNEIDER, DONALD Municipality LAKE TOWNSHIP
Information: LOT 628 Grantor: SMITH, JAYLEE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DESPOSITO, MICHAEL SCOTT 2 - DESPOSITO, KATHLEEN MARIE 3 - MORGAN, JAMES ROBERT 4 - MORGAN, KIMBERLY MARIE 5 - MILAZZO, DAVID GIOVANNI 6 - DESPOSITO, SIRENA CELESTE 7 - MERCADO, CHRISTOPHER MICHAEL Municipality MANCHESTER TOWNSHIP
Information: LOT 4 Grantor: ZACHER, JOSEPH A 2 - ZACHER, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ZACHER, JOSEPH A 2 - ZACHER, LAURA A Municipality DAMASCUS TOWNSHIP

Information: LOT 2 Grantor: ZACHER, JOSEPH A 2 - ZACHER, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ZACHER, JOSEPH A 2 - ZACHER, LAURA A Municipality DAMASCUS TOWNSHIP
Information: LOT 28 ABC Grantor: ZINNEL, ROBERT G 2 - ZINNEL, JOYCE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ZINNEL, ROBERT G 2 - ZINNEL, JOYCE M Municipality BERLIN TOWNSHIP
Information: Grantor: RACHT, GARY J SR 2 - RACHT, ROSEANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Grantee: BIRD, HOWARD 2 - BIRD, KIMBERLY Municipality HONESDALE BOROUGH
Information: LOT 3 Grantor: DAUB, RANDALL W 2 - DAUB, DENISE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: STEPHENS, PATRICK O III 2 - DAUB, RANDALL W Municipality BERLIN TOWNSHIP
Information: Grantor: DEIN, STEPHANIE J 2 - STEPHENS, SALLY A 3 - STEPHENS, PAMELA J 4 - STEPHENS, DAMIAN G Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: MCBRIEN, STEPHEN P 2 - MCBRIEN, SANTA MARIE Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: WITKOWSKI, JOAN MARIE EST 2 - WITKOWSKI, WILLIAM J JR EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: VONSON, DEBORAH 2 - BEEZUP, JOAN 3 - WITKOWSKI, WILLIAM J JR 4 - WITKOWSKI, VINCENT W Municipality HONESDALE BOROUGH
Information: Grantor: ZELLAR, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OAKLEYHUFFMAN, NIA 2 - HUFFMAN, NIA OAKLEY Municipality HONESDALE BOROUGH
Information: Grantor: COYLE, NORMAN EST 2 - COYLE, NORMAN NEIL EXR AKA 3 - COYLE, NORMAN N EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: LAZZARO, DOMENICO W Municipality LAKE TOWNSHIP
Information: LOT 1006 Grantor: KINSELLA, FRANK 2 - KINSELLA, RITA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$390,000.00 Grantee: OCHS, ANTHONY JOSEPH 2 - OCHS, LISA A Municipality LAKE TOWNSHIP
Information: Grantor: BARNETT, ANTOINETTE AKA 2 - BARNETT, ANTOINETTE M AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ROBERT F BARNETT JOINT REVOCABLE TRUST AGREEMENT 2 - ANTOINETTE M BARNETT JOINT REVOCABLE TRUST AGREEMENT 3 - BARNETT, ANTOINETTE M TR Municipality SOUTH CANAAN TOWNSHIP

Information: Grantor: BARNETT, ANTOINETTE M	Consideration: \$1.00 Grantee: ROBERT F BARNETT JOINT REVOCABLE TRUST AGREEMENT 2 - ANTOINETTE M BARNETT JOINT REVOCABLE TRUST AGREEMENT 3 - BARNETT, ANTOINETTE M TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: BARNETT, ANTOINETTE AKA 2 - BARNETT, ANTOINETTE M AKA	Consideration: \$1.00 Grantee: ROBERT F BARNETT JOINT REVOCABLE TRUST AGREEMENT 2 - ANTOINETTE M BARNETT JOINT REVOCABLE TRUST AGREEMENT 3 - BARNETT, ANTOINETTE M TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 30 Grantor: ALBERTI, JAMES R 2 - MAHONEY, MATTHEW 3 - MAHONEY, GERALDINE 4 - CALLAHAN, JAMES 5 - RHODES, AMBER	Consideration: \$3,190,000.00 Grantee: POCONO VACATION PROPERTIES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: WEINGART, BARBARA H EST AKA 2 - WEINGART, BARBARA HELEN EST AKA 3 - DALESSANDRO, REGINA MARY EXR	Consideration: \$125,000.00 Grantee: KAINITZ, KEVEN K
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 19 Grantor: LINDENHOVIUS, FREDERICK J 2 - LINDENHOVIUS, ELIZABETH J	Consideration: \$275,000.00 Grantee: WUSURDO, XIUYUN 2 - SURDO, XIUYUN WU 3 - SURDO, JOHN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: HONESDALE SHOPPING PLAZA	Consideration: \$5,000.00 Grantee: HHJ HOLDINGS 2 - H H J HOLDINGS 3 - CENTRAL WAYNE REGIONAL AUTHORITY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: PARCEL 36 Grantor: STRASSER, PATRICIA BY POA 2 - BARR, DOREEN POA	Consideration: \$440,000.00 Grantee: MORIARTY, JOHN 2 - MORIARTY, KAREN L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 2 Grantor: KENNEDY, DANIEL SR	Consideration: \$505,000.00 Grantee: JOHNSON, GLENN R 2 - DEMRAYJOHNSON, DONNA L 3 - JOHNSON, DONNA L DEMRAY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: Grantor: LAMOND, SCOTT D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$37,000.00 Grantee: ASSEMBLY OF THE WORD Municipality LEBANON TOWNSHIP

Information: Grantor: EGAN, MARY ELLEN BY AGENT 2 - BOYLAN, ALBERT E AGENT	Consideration: \$353,000.00 Grantee: LIPPMAN, LINDA 2 - LIPPMANCESTARO, KERI 3 - CESTARO, KERI LIPPMAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: LOT 1019 Grantor: BOYCE, KURT J 2 - RUBINO, ELIZABETH JANE	Consideration: \$352,000.00 Grantee: DONAHUE, JOHN P 2 - DONAHUE, DIANE S
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 2982 Grantor: MARTINSEN, JOAN	Consideration: \$350,000.00 Grantee: SEIFERT, CHRISTOPHER 2 - SEIFERT, TARA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: SEVEN FIVE HAMLIN HIGHWAY LLC 2 - SEVEN FIVE HAMLIN HIGHWAY L L C	Consideration: \$16,000.00 Grantee: DELUCY, EUGENE LEO JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: AVEDISIAN, JOSEPH OREO 2 - AVEDISIAN, LEIGH ANNE 3 - AVEDISIAN, LEAGH ANNE	Consideration: \$1.00 Grantee: AVEDISIAN, JOSEPH OREO 2 - AVEDISIAN, LEIGH ANNE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: MARSHALL, THOMAS 2 - MARSHALL, JANICE E	Consideration: \$54,900.00 Grantee: MURRAY, CHRISTOPHER 2 - MURRAY, AMY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 17 Grantor: BORISOVA, INNA	Consideration: \$30,000.00 Grantee: SOKOLOV, IGOR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 1208 Grantor: KLASIK, GEORGE 2 - KLASIK, CHRISTINE	Consideration: \$995,000.00 Grantee: HELLYER, RUSSEL 2 - KELLYHELLYER, ERIN 3 - HELLYER, ERIN KELLY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 4 Grantor: SWEENEY, MICHAEL G AF 2 - SWEENEY, GERALD J BY AF	Consideration: \$1,125,000.00 Grantee: SALUTO, JOHN L 2 - SALUTO, CAROLYN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 1753 Grantor: ONE SEVEN FIVE THREE ROCKPOINT COURT	Consideration: \$1,030,000.00 Grantee: DALIAS HIDEOUT LLC 2 - DALIAS HIDEOUT L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 2008 Grantor: BLUMENTHAL, GARY 2 - LESHNE, LIANE E	Consideration: \$282,900.00 Grantee: CERULLI, MICHAEL 2 - CERULLI, LAURA THERESE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

Information: LOT 3343 Grantor: GRAY, MAUREEN E	Consideration: \$1.00 Grantee: POTTS, JACQUELINE L 2 - GRAY, MAUREEN E
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 2622 Grantor: BUCELLA, ROBERT 2 - BUCELLA, NANCY	Consideration: \$390,000.00 Grantee: BOYCE, KURT J 2 - RUBINO, ELIZABETH JANE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 1367 Grantor: GUIFFREDO, RICHARD 2 - GUIFFREDO, DENISE	Consideration: \$475,000.00 Grantee: BRENNAN, JOHN 2 - BRENNAN, KRISTINA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 586 Grantor: PALM, FRANK R EST AKA 2 - PALM, FRANK RAYMOND EST AKA 3 - PALM, FRANK EST AKA 4 - PALM, BEVERLY J EXR AKA 5 - PALM, BEVERLY JEAN EXR AKA	Consideration: \$1.00 Grantee: PALM, BEVERLY J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: HOLOD, ELIZABETH AKA BY AGENT 2 - DUBOWCHIK, ELIZABETH HOLOD AKA BY AGENT 3 - DUBOWCHIK, ELIZABETH AKA BY AGENT 4 - BASALYGA, LAWRENCE M AGENT	Consideration: \$275,000.00 Grantee: SPLETZER, MICHAEL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: SULLIVAN, LIAM 2 - RICHARDSON, VERONICA	Consideration: \$14,000.00 Grantee: SMITH, JEFFREY L 2 - HOGANSMITH, KRISTIN 3 - SMITH, KRISTIN HOGAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 19 Grantor: STAMMLER, LOIS J BY AF 2 - JONES, CINDY AF	Consideration: \$210,000.00 Grantee: PALERMO, LAURENE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 2 Grantor: KITZMILLER, LAURIE G	Consideration: \$750,000.00 Grantee: SMITH, NICOLE 2 - SMITH, CHRISTOPHER KYLE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: DIMASE, ANN	Consideration: \$25,000.00 Grantee: BELTRAN, MARCO ANTONIO ESPINOZA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: AUGELLO, CHARLES E 2 - AUGELLO, MARCELLA 3 - BAYLY, CHARLES	Consideration: \$165,000.00 Grantee: BAUM, SHEPHERD
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: Grantor: BENDER, WILLIAM 2 - SEELBACH, THOMAS	Consideration: \$10.00 Grantee: SEELBACH, THOMAS 2 - THOMAS, ROBIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: Grantor: GARING, SUSAN M	Consideration: \$389,000.00 Grantee: DICK, JAMES 2 - DICK, AIMEE B
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: LOT 37 Grantor: MCCAULEY, MARIE BY AGENT 2 - GRIMES, MARCY AGENT	Consideration: \$318,000.00 Grantee: WHITE, CHRISTINE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: LOT 3 Grantor: JOAN B MERRITT REVOCABLE LIVING TRUST 2 - MERRITT, JAMES TR	Consideration: \$340,000.00 Grantee: GERSHEY, JUSTIN D 2 - GERSHEY, JOEL S 3 - SCHELLING, PETER DANIEL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: RIGGS, SCOTT M 2 - RIGGS, LEE M	Consideration: \$1.00 Grantee: SCOTT RIGGS IRREVOCABLE FAMILY TRUST 2 - LEE RIGGS IRREVOCABLE FAMILY TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 1 Grantor: BROWN, DAVID G 2 - BROWN, LINDA S	Consideration: \$1.00 Grantee: BROWN, JESSE D 2 - BROWN, CALEB M 3 - BROWN, EVAN A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: Grantor: SHAFFER, JO ANNE M	Consideration: \$1.00 Grantee: SHAFFER, JO ANNE 2 - ROSE, RYAN ROBERT
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 10 Grantor: RIEFLER, TAMMY L	Consideration: \$285,000.00 Grantee: KELLY, ADAM 2 - GALLIK, JACQUELINE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM*November 24, 2025–November 28, 2025***Monday, November 24, 2025**

8:45 AM
Tolley v. White 503-2020-DR
Pre-Trial
Turetsky/Pro Se

9:00 AM
Dumond v. Gonzalez 316-2025-DR
Custody Hearing
Virbetsky/Pro Se

1:00 PM
DRO De Novo & Contempt
De novo
343-2025-DR Graham v. Vargas

1:30 PM
Lakeview v Rossignol 409-2024-cv
Petition to Stay Sheriff Sale
Dyer/Cali

Tuesday, November 25, 2025

8:30 AM
Extradition-SCI Waymart
Adam Fernald

9:00 AM
Masker v. Masker 252-2024-DR
Sanctions & sanctions on Contempt filed on October 8, 2025 & Petition for
Third Contempt
J.Ellis/Pro Se

9:30 AM
Commonwealth v. Matthew Javitz 368-2024-CR
Non-Jury Trial
DA/Burlein

11:00 AM
DeSantis v DeSantis 322-2023-DR
Special Relief
Katsock/Bugaj

1:00 PM
Com v. Brothers 48-2025-CR
Non-Jury Trial
DA/Burlein

Wednesday, November 26, 2025

9:00 AM
Central Court 3rd Floor Courtroom

9:30 AM
Lee v. Miller 340-2024-DR
Contempt
Bugaj/Clause

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
PFA

Thursday, November 27, 2025

Courthouse Closed-Thanksgiving

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

November 24, 2025–November 28, 2025

Monday, November 24, 2025

9:00 AM
Commonwealth v. Delaney 329-2013-CR
Contempt

10:00 AM
Com v Conforti 64-1991-CR
On the record status
Senior Judge

1:30 PM
In Re: M.D. 91-2021- OCD
Hearing on Petition for Contempt
Martin/Farrell

Tuesday, November 25, 2025

9:00 AM
Dependency
9:00 Permanency Review 6-2025-DP In Re: K.D.
Anderson/Martin II/W.Martin/Yziek/Moulton
9:30 Permanency Review 1-2024-DP In Re: B. F.
Anderson/Martin II/J.Ellis/Burlein
10:00 Permanency Review 12-2025-DP In Re: H.F. Anderson/Collins/Martin
II
10:30 Hearing/Argument & Permanency Review 13&14-2025-DP In Re: L. J.
& L. J. Anderson/W.Martin/Burlein
1:30 Susquehanna County Case 34-2013-DP In Re: A.C. McCambridge

10:00 AM
In Re: H. F. 17-2025-JV
Dispositional Review Hearing
DA/Martin II

Wednesday, November 26, 2025

9:00 AM
Thumann v. WC Tax Claim and Tigue 647-2025-CV
Hearing on Petition to strike/set aside tax sale and/or exceptions
McAndrew/Krajkovich/Pro Se

1:30 PM
In Re: Schmiz & Schneider v. Kammeier 116-2025-OCD
Argument on Preliminary Objections
Bugaj/Weed

Thursday, November 27, 2025

Courthouse Closed-Thanksgiving

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Legal Journal of Wayne County
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