

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

# JOURNAL

OF WAYNE COUNTY, PA



January 9, 2026  
Vol. 15, No. 46  
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.



PA LEGAL ADS

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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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Publisher:  
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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.*

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

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

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

## 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	\$75
Fictitious Name Registration	\$75
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Estate Notice (3-time insertion)	\$125
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*All other notices will be billed at \$1.95 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
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### WAYNE COUNTY OFFICIALS

#### **Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*

Matthew L. Meagher, *Judge*

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Jonathan J. Dunsinger

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#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

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#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

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James Shook

Jocelyn Cramer

#### **Treasurer**

Brian T. Field

#### **Recorder of Deeds, Register of Wills**

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar

Catherine Rickard

Robin Sampson

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

**Estate Notices** \$125  
*Three (3) time insertion*

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Name Registration, Name Change** \$75  
*One (1) time insertion*

**First and Final Accounting** \$75  
*Two (2) time insertion*

All other notices will be billed at \$1.95 per line.  
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

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Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement  
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*Certain Restrictions Apply*

**The Wayne County Legal Journal**  
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on  
Monday for the Friday publication.

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Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

*Ad Changes subject to artwork adjustment fee, call for details*

## Subscription Rates

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Emailed Copy \$50 per year  
Mailed & Emailed Copies \$125 per year



Full Page:  
4"W X 7"H

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2"W X 3 1/2"H  
4"W X 1 3/4"H

Eighth Page:  
2"W X 1 3/4"H

LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Nicholas J. Naselli  
Late of Gouldsboro, Wayne County  
EXECUTOR  
Kimberly A. Naselli-Lazarus  
3551 Churchill Ln.  
Philadelphia, PA 19114

1/9/2026 • 1/16/2026 • 1/23/2026

---

**ESTATE NOTICE**

Estate of Patricia S. Hill  
AKA Patricia Hill  
Late of Berlin Township  
EXECUTOR  
Donna Kaptain  
7924 Sterling Drive  
Oakland, CA 94605  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

1/2/2026 • 1/9/2026 • 1/16/2026

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted in the Estate of Arlene Avery, late of Berlin Township, Wayne County, Pennsylvania, who died on October 14, 2025. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Michael Simmons, Executor, c/o Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire  
Attorney ID No. 31768  
1105 Court Street  
Honesdale, PA 18431  
570-253-7991

1/2/2026 • 1/9/2026 • 1/16/2026

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Administration have been issued in the Estate of Michael Girard Whitfield, a/k/a Michael G. Whitfield, a/k/a Michael Whitfield, who died on May 25, 2025, late resident of Texas 3 Township, Wayne County, Pennsylvania, to Joshua Whitfield, a/k/a Joshua Girard Whitfield, Administrator of the Estate. 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 Joshua Whitfield, Administrator, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE  
ATTORNEY FOR THE ESTATE

12/26/2025 • 1/2/2026 • 1/9/2026

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### OTHER NOTICES

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#### 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:  
Ava Kleintop

No. 762-2025-CIVIL

#### ORDER FOR PUBLICATION

**AND NOW**, this 14th day of November 2025, upon motion of Breann Bearley, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 11th day of February 2026 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

1/9/2026

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**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.*

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**SHERIFF'S SALE  
JANUARY 28, 2026**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of January, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, parcel, or piece of ground, situate in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot Number 040 Cheyenne Trail, as shown on Map of Pocono Springs Estates, Inc. on file in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plat Book No. 14 at Page 189.

BEING the same premises that Estefania D. Deleon-Inoa, by deed dated September 15, 2021 and recorded September 21, 2021 in the Office of the Recorder of Deeds of Wayne County, PA, in Deed Book

5986 Page 259, granted and conveyed unto Zachary Joseph Hall, in fee.

Being the same premises which Zachary Hall, by Deed dated 11/18/2024 and recorded 11/19/2024, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 6496, Page 730, granted and conveyed unto Daniel T. Bibber, single and Regina A. Dietrich, single joint tenants with right of survivorship.

Tax Parcel: 14-0-0006-0161

Premises Being: 1058 Cheyenne Trl, Gouldsboro, PA 18424

Seized and taken in execution as property of:  
Daniel T Bibber 1058 Cheyenne Trail GOULDSBORO PA 18424  
Regina A Dietrich 1058 Cheyenne Trail GOULDSBORO PA 18424

Execution No. 622-Civil-2025  
Amount Due: \$230,528.35 Plus additional costs

November 19, 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.

Carolyn Treglia Esq.

1/2/2026 • 1/9/2026 • 1/16/2026

### **SHERIFF'S SALE JANUARY 28, 2026**

By virtue of a writ of Execution instituted by: Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 28th day of January, 2026 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 right, title and interest in ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the southerly edge of Legislative Route 63036 at the southwesterly corner of lands now or formerly of Lucas (Deed

Book 280/969); THENCE along the southerly edge of Legislative Route 63036, 175 feet to a point for a corner; THENCE leaving the southerly edge of Legislative Route 63036 and a line parallel with the westerly boundary of lands now or formerly of Lucas (Deed Book 280/969), 160 feet thru other lands of the Grantors to a point for a corner; THENCE in an easterly direction on a line parallel with the southerly boundary line of lands now or formerly of Lucas (Deed Book 280/969) approximately 160 feet to a boundary of lands now or formerly of Kovaleski; THENCE along lands now or formerly of Kovaleski in a northerly direction to the southeasterly corner of lands now or formerly of Lucas approx. 100 feet to a point for a corner; THENCE in a westerly direction following the boundary line of land now or formerly of Lucas, 100 feet and THENCE in a northerly direction, still following the boundary line of lands now or formerly of Lucas 150 feet to the point or place of BEGINNING.

CONTAINING therein an L shaped piece of land, be the same more or less.

The Grantor also quitclaims to the Grantee, its successors and assigns, in common with other lot owners of Elk Lake its right to use in common the waters of Elk Lake jointly with said former Grantors and other lot owners to the same extent as said Grantor and other lot owners are privileged to use said Lake for boating, fishing and



bathing; together with the right of ingress egress and regress from said lot to said Lake over other property of the former Grantors.

BEING THE SAME premises granted and conveyed unto OnPointe Property Group, LLC, by virtue of a Deed of Michael D. Dolph, a/k/a Micheal D. Dolph, Administrator of the Estate of Lela A. Dolph, deceased, dated August 2, 2024, and recorded in Wayne County Recorder of Deeds office on August 2, 2024, to Wayne County Record Book 6474, Page 769, et seq., Instrument No. 202406986.

AND the said Lela A. Dolph died on December 17, 2018, whereupon Michael D. Dolph, a/k/a Micheal D. Dolph was appointed Administrator of her Estate in Wayne County Case No. 6421-0282. This deed is being executed and recorded to convey the Estate's outstanding  $\frac{1}{2}$  interest in the property.

Subject to the same exceptions, reservations, restrictions, covenants, and conditions as contained in prior deeds in chain of title.

TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate,

right, title, interest, property, claim and demand whatsoever of the said parties of the first part, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said buildings, hereditaments and premises hereby granted or mentioned and intended so to be with the appurtenances, unto the said parties of the second part, their heirs and assigns, to and for the only proper use and behoof of the said parties of the second part, their heirs and assigns forever.

AND the said Grantor, for itself and its heirs, executors and administrators, does covenant, promise and agree, to and with the said Grantee and assigns, by these presents, that the said Grantor has not done, committed, or knowingly, or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate or otherwise howsoever.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

PROPERTY BEING KNOWN AS:  
310 Stanton Drive, Waymart, PA  
18472

Seized and taken in execution as property of:  
Onpointe Property Group, LLC  
310 Stanton Drive WAYMART PA  
18472  
Onpointe Property Group, LLC 51  
Burrier Road WAYMART PA  
18472  
Onpointe Property Group, LLC c/o  
Michael J. Farley Wayne County  
Prison HONESDALE PA 18431

Execution No. 178-Civil-2025  
Amount Due: \$51,747.17 Plus  
additonal costs

November 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.**

James T. Shoemaker Esq.

**1/2/2026 • 1/9/2026 • 1/16/2026**

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**SHERIFF'S SALE  
FEBRUARY 4, 2026**

By virtue of a writ of Execution instituted by: Dirlam Bros. Lumber Co., Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of February, 2026 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, lying and being in the Village of Browndale, Township of Clinton, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

ALL the surface or right of soil of and in all that certain piece or parcel of land situate in the town of Browndale, Clinton Township, Wayne County, Commonwealth of Pennsylvania, distinguished as lot number three (#3) in Block # 10 ½ as described and designated on a map of building lots prepared for H. W. Brown in the said town of Browndale; being in front forty (40) feet and in rear forty (40) feet and being bounded as follows:

BEING on the Easterly side of Front Street with a frontage on said Front Street of forty (40) feet and running in depth on the Northerly side of about one hundred eighty (180) feet and a depth on the Southerly side of about one hundred sixty-six (166) feet and being bounded on the rear by parts of lots number four (#4) and five (#5) in Block #10.

ALSO GRANTING AND CONVEYING all the surface right of soil of and in that certain lot piece or parcel of land, situate, lying and being in the Village of Browndale, Clinton Township, County of Wayne and Commonwealth of Pennsylvania known and described as Lot No. 2 in Block 10 ½ on a plot of building lots of H. W. Brown in the said Village of Browndale, bounded and described as follows:

BEING in front forty (40) feet; and in rear forty (40) feet; and about one hundred eighty (180) feet in depth. Bounded Westerly by Front Street; Northerly by Lot No. One (#1); Easterly by part of Lots Nos. Three (#3) and Four (#4) in Block Ten (10); and Southerly by Lot No. Three (#3) on Front Street.

BEING the same premises which Nicholas S. Susco, Jr. and Candance B. Susco, his wife, by deed dated the 16th day of August, 2002 and recorded to Wayne County Instrument #: 200200008948, Deed Book 2051 at Page 50 granted and conveyed unto Robert J. Rentner and Deborah J. Rentner, his wife, Grantors herein.

Parcel No. 6-2-4-146 & 6-2-4-161.

ADDRESS KNOWN AS: 112 Front Street, Browndale, PA 18421

Seized and taken in execution as property of:  
Charles K. Brown II 112 Front Street Browndale PA 18421

Execution No. 183-Civil-2023  
Amount Due: \$112,294.59 Plus additional costs

November 14, 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.

Kimberly D. Martin Esq.

1/9/2026 • 1/16/2026 • 1/23/2026

### **SHERIFF'S SALE FEBRUARY 4, 2026**

By virtue of a writ of Execution instituted by: Dime Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of February, 2026 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:

Lot 63: ALL THAT CERTAIN place, parcel or tract of land lying, situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point or corner, located within the bounds of Pennsylvania Legislative Route No. 63124, said point or corner

being the northernmost corner of lands of the village view town house (Deed Book 384, Page 467), the Grantor herein, and being the northeast corner of lands of Louis S. Damato (Deed Book 287, Page 1061), the Grantee herein;

THENCE along and within the bounds of the aforesaid Pennsylvania Legislative Route No. 63124, South 70 degrees 13 minutes 00 seconds East 84.74 feet to a point or corner;

THENCE departing from said roadway and through lands of the Grantor herein, South 21 degrees 01 minute 15 seconds West 219.30 feet to an iron pin corner set;

THENCE continuing through lands of the Grantor herein, worth 84 degrees 06 minutes 24 seconds West 89.56 feet to an iron pin corner set located on the western division line of lands of the Grantor herein;

THENCE along said western division line, north 05 degrees 47 minutes 00 seconds East 75.42 feet to an iron pin corner set, being the southwest corner of lands of the aforesaid Damato;

THENCE, along the southern division line of said Damato, south 82 degrees 55 minutes 00 seconds East 66.00 feet to an iron pin corner set;

THENCE along the eastern division line of lands of said Damato, north 05 degrees 25 minutes 00 seconds East 158.00 feet to the place of BEGINNING.

CONTAINING, within bounds, 16, 919 square feet (0.388 acres) of land, inclusive of that area occupied by water and road and utilities right of way.

UNDER AND SUBJECT TO the condition that Grantee herein, his heirs and assigns, shall never alter or impede in any way the outlet stream which flows along the proposed boundary line nor erect any structure, whether permanent or temporary within twenty-five feet of the common boundary line existing between the Grantor and Grantee herein.

As surveyed by Alfred K. Bucconear, R.S., January 1982. Bearings on a magnetic meridian of 1981. See Map Book 46 at Page 13, now updated Map Book 47.

At page 16. Lot 62: ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the Northwest corner of a lot conveyed by George Wells and Wife to Charles W. Taintor, in the center of the Plank Road;

THENCE along said road South seventy-four (74) degrees East four (4) rods;

THENCE South two (2) degrees West ten (10) rods;

THENCE West sixteen (16) degrees North to the West line of the land aforesaid;

THENCE North two (2) degrees East along the line of land occupied by David Tambllyn, ten (10) rods to the place of BEGINNING.

CONTAINING one-fourth (1/4) of an acre.

Seized and taken in execution as property of:  
Germain River Clark 58 Village Road BEACH LAKE PA 18405

Execution No. 583-Civil-2025  
Amount Due: \$155,411.70 Plus additional costs

November 14, 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.  
Kimberly D. Martin Esq.

**1/9/2026 • 1/16/2026 • 1/23/2026**

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## CIVIL ACTIONS FILED

*FROM DECEMBER 20, 2025 TO DECEMBER 26, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2013-21335	BREIDENSTEIN MARGARET	12/23/2025 10:53	ASSIGNMENT JUDGMENT	1,877.74
2015-00416	HAFLER SARAH	12/26/2025 2:40	VACATE JUDGMENT	—
2017-20301	BERTHOLF SHANNON	12/22/2025 3:08	SATISFACTION	—
2017-20301	BERTHOLF AARON	12/22/2025 3:08	SATISFACTION	—
2018-20427	B&R COLLISION CORP	12/22/2025 3:08	SATISFACTION	—
2018-21061	B&R COLLISION CORP	12/22/2025 3:08	SATISFACTION	—
2019-20281	B&R COLLISION CORP	12/22/2025 3:08	SATISFACTION	—
2024-00445	MCMORRIS LUCIA S	12/26/2025 11:24	JGMT/ARBITRATION AWD	11,805.05
2024-00447	SHEVLIN PATRICIA A/K/A	12/26/2025 11:32	JGMT/ARBITRATION AWD	27,612.52
2024-00447	SHEVLIN PATRICIA A	12/26/2025 11:32	JGMT/ARBITRATION AWD	27,612.52
2024-20540	MANSOUR MARION	12/23/2025 3:43	SATISFACTION	4,531.12
2025-00236	TOTTEN JENNA MAE	12/23/2025 3:02	DEFAULT JUDG IN REM	119,190.44
2025-00236	KIRK RAYMOND J JR	12/23/2025 3:02	DEFAULT JUDG IN REM	119,190.44
2025-00236	TOTTEN JENNA MAE	12/23/2025 3:04	WRIT OF EXECUTION	119,190.44
2025-00236	KIRK RAYMOND J JR	12/23/2025 3:04	WRIT OF EXECUTION	119,190.44
2025-00358	NEWBERY WILLIAM	12/24/2025 9:29	CONSENT JUDGMENT	10,730.03
2025-00387	RIDGWAY EDWARD J	12/22/2025 12:48	DEFAULT JUDGMENT	5,837.10
2025-00423	ELIZA NOEMI	12/22/2025 1:07	JUDGMENT/POSSESSION	—
2025-00423	ELIZA PEDRO E	12/22/2025 1:07	JUDGMENT/POSSESSION	—
2025-00423	OCCUPANTS	12/22/2025 1:07	JUDGMENT/POSSESSION	—
2025-00423	ELIZA NOEMI	12/22/2025 1:07	WRIT OF POSSESSION	—
2025-00423	ELIZA PEDRO E	12/22/2025 1:07	WRIT OF POSSESSION	—
2025-00423	OCCUPANTS	12/22/2025 1:07	WRIT OF POSSESSION	—
2025-00743	KRAVITS BRIAN WILLIAM	12/26/2025 12:16	DEFAULT JUDGMENT	346,138.25
2025-00743	KRAVITS JILL	12/26/2025 12:16	DEFAULT JUDGMENT	346,138.25
2025-00743	KRAVITS BRIAN WILLIAM	12/26/2025 12:19	WRIT OF EXECUTION	346,138.25
2025-00743	KRAVITS JILL	12/26/2025 12:19	WRIT OF EXECUTION	346,138.25
2025-20035	PUJOLS ANGEL L ROJAS	12/22/2025 8:04	SATISFACTION	—
2025-20035	ROJAS ANGEL L PUJOLS	12/22/2025 8:04	SATISFACTION	—
2025-20246	SENGUN KAYHAN	12/22/2025 2:57	SATISFACTION	—
2025-20477	MANSOUR MARION D	12/23/2025 3:43	SATISFACTION	2,805.96
2025-20478	MANSOUR MARION D	12/23/2025 3:43	SATISFACTION	3,896.77
2025-20656	THOL JEFFREY E	12/22/2025 12:54	SATISFACTION	274,880.92
2025-20656	THOL JACQUELINE M	12/22/2025 12:54	SATISFACTION	274,880.92
2025-20690	SCRIVENS JELYSSA M	12/22/2025 2:57	SATISFACTION	—
2025-20735	FERREIRA SILVINO D	12/22/2025 9:07	WRIT OF SCIRE FACIAS	—
2025-20815	HEIRS OF NANCY D RYAN	12/22/2025 11:39	MUNICIPAL LIEN	1,175.73
2025-20815	UNKNOWN HEIRS OF NANCY D RYAN	12/22/2025 11:39	MUNICIPAL LIEN	1,175.73
2025-20815	RYAN NANCY D DECEASED	12/22/2025 11:39	MUNICIPAL LIEN	1,175.73
2025-20816	SHIPSKY ANDREW	12/22/2025 11:20	JP TRANSCRIPT	1,028.69
2025-20816	SHIPSKY AMBER	12/22/2025 11:20	JP TRANSCRIPT	1,028.69

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



2025-20817	HEIRS OF JAMES C MAZURIK	12/22/2025 12:36 MUNICIPAL LIEN	1,644.71
2025-20817	UNKNOWN HEIRS OF JAMES C MAZURIK	12/22/2025 12:36 MUNICIPAL LIEN	1,644.71
2025-20817	MAZURIK JAMES C DECEASED	12/22/2025 12:36 MUNICIPAL LIEN	1,644.71
2025-20817	HEIRS OF JOHN R MAZURIK	12/22/2025 12:36 MUNICIPAL LIEN	1,644.71
2025-20817	UNKNOWN HEIRS OF JOHN R MAZURIK	12/22/2025 12:36 MUNICIPAL LIEN	1,644.71
2025-20817	MAZURIK JOHN R DECEASED	12/22/2025 12:36 MUNICIPAL LIEN	1,644.71
2025-20818	SHARPE JODY ANNETTE	12/22/2025 2:05 JP TRANSCRIPT	5,504.31
2025-20818	PEARCE VIRGINIA A	12/22/2025 2:05 JP TRANSCRIPT	5,504.31
2025-20819	IRON EAGLE OF HONSDALE INC	12/22/2025 2:40 TAX LIEN	8,664.89
2025-20820	CURANOVIC MARJAN RESPONSIBLE PARTY	12/22/2025 2:40 TAX LIEN	8,693.03
2025-20820	IRON EAGLE OF HONSDALE INC	12/22/2025 2:40 TAX LIEN	8,693.03
2025-20821	B&R COLLISION CORP	12/22/2025 2:40 TAX LIEN	4,584.52
2025-20822	BANKS RICHARD H	12/22/2025 2:41 TAX LIEN	16,491.22
2025-20823	LGM LOGISTICS LLC	12/22/2025 2:41 TAX LIEN	9,028.18
2025-20824	WARNINGER BRUCE D	12/22/2025 3:23 TAX LIEN	9,335.02
2025-20824	WARNINGER KAREN	12/22/2025 3:23 TAX LIEN	9,335.02
2025-20825	LECCE JUSTIN M RESPONSIBLE PARTY	12/22/2025 3:23 TAX LIEN	5,239.26
2025-20825	JML ENTERPRISES LLC	12/22/2025 3:23 TAX LIEN	5,239.26
2025-20826	STILE JASON L	12/22/2025 3:23 TAX LIEN	9,620.57
2025-20827	JML ENTERPRISE LLC	12/23/2025 10:42 TAX LIEN	4,245.12
2025-20827	JML ENTERPRISE T/A	12/23/2025 10:42 TAX LIEN	4,245.12
2025-20828	WOEHRLE ROBYN	12/23/2025 11:33 JP TRANSCRIPT	2,305.91
2025-20829	HILLER MICHAEL	12/23/2025 11:56 JP TRANSCRIPT	1,715.62
2025-20830	GOLDEN DAVID INDIVIDUALLY	12/26/2025 11:59 WRIT OF REVIVAL	34,634.07
2025-20830	HARBORVIEW GROUP T/D/B/A	12/26/2025 11:59 WRIT OF REVIVAL	34,634.07
2025-20831	HEIRS OF JOHN R MAZURIK	12/26/2025 12:25 MUNICIPAL LIEN	2,398.02
2025-20831	UNKNOWN HEIRS OF JOHN R MAZURIK	12/26/2025 12:25 MUNICIPAL LIEN	2,398.02
2025-20831	MAZURIK JOHN R DECEASED	12/26/2025 12:25 MUNICIPAL LIEN	2,398.02
2025-20832	PEREZ LISANDRA	12/26/2025 12:41 MUNICIPAL LIEN	523.18
2025-20833	LUZURIAGA LAURA	12/26/2025 12:55 MUNICIPAL LIEN	386.69
2025-20834	GEORGE EVAN	12/26/2025 1:07 MUNICIPAL LIEN	187.71
2025-20834	GEORGE SAMANTHA	12/26/2025 1:07 MUNICIPAL LIEN	187.71
2025-20835	TORRES CARMEN M JR	12/26/2025 1:21 MUNICIPAL LIEN	224.42

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2025-00825	BANK OF AMERICA N A	PLAINTIFF	12/22/2025	—
2025-00825	PYATT JOHN PATRICK JR	DEFENDANT	12/22/2025	—
2025-00826	BANK OF AMERICA N A	PLAINTIFF	12/22/2025	—
2025-00826	SHELTON JEREMY J	DEFENDANT	12/22/2025	—
2025-00827	JPMORGAN CHASE BANK N A	PLAINTIFF	12/22/2025	—
2025-00827	MANLEY CHRISTOPHER M	DEFENDANT	12/22/2025	—

2025-00828	JPMORGAN CHASE BANK N A	PLAINTIFF	12/22/2025	—
2025-00828	MANLEY CHRISTOPHER	DEFENDANT	12/22/2025	—
2025-00830	LVNV FUNDING LLC	PLAINTIFF	12/23/2025	—
2025-00830	BOULANGER EDWARD A/K/A	DEFENDANT	12/23/2025	—
2025-00830	BOULANGER EDWARD L JR	DEFENDANT	12/23/2025	—
2025-00832	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/24/2025	—
2025-00832	STEVENS DONALD	DEFENDANT	12/24/2025	—
2025-00833	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/24/2025	—
2025-00833	ACKER LESLIE	DEFENDANT	12/24/2025	—
2025-00836	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/24/2025	—
2025-00836	MCCARTHY AMY	DEFENDANT	12/24/2025	—
2025-00837	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/24/2025	—
2025-00837	CAPP IAN	DEFENDANT	12/24/2025	—
2025-00838	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	12/24/2025	—
2025-00838	MCCARTHY AMY R	DEFENDANT	12/24/2025	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00839	CULLITON JOHN	PLAINTIFF	12/26/2025	—
2025-00839	TOYOTA MOTOR CREDIT CORP	DEFENDANT	12/26/2025	—
2025-00839	EQUIFAX INFORMATION SERVICES LLC C/O CT CORPORATION SYSTEM	DEFENDANT	12/26/2025	—
2025-00839	EXPERIAN INFORMATION SOLUTIONS INC C/O CT CORPORATION SYSTEM	DEFENDANT	12/26/2025	—
2025-00839	TRANS UNION LLC C/O CORPORATION SERVICE COMPANY	DEFENDANT	12/26/2025	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00831	SKRIPEK VALERIE	PLAINTIFF	12/23/2025	—
2025-00831	GAWELL MICHAEL	PLAINTIFF	12/23/2025	—
2025-00831	DOBORJGINIDZE OTARI	DEFENDANT	12/23/2025	—
2025-00831	NARSAVIDZE KETEVAN	DEFENDANT	12/23/2025	—

## MORTGAGES AND DEEDS

*RECORDED FROM DECEMBER 15, 2025 TO DECEMBER 19, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### MORTGAGES

Information: 280,000.00 Mortgagor: GRIDIRON PROPERTY GROUP Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$280,000.00 Mortgagee: LINKBANK Municipality PAUPACK TOWNSHIP
Information: 322,547.00 Mortgagor: STRATTON, RICHARD F	Consideration: \$322,547.00 Mortgagee: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: 133,000.00 Mortgagor: DOHN, MICHAEL A	Consideration: \$133,000.00 Mortgagee: TD BANK 2 - T D BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 200,000.00 Mortgagor: HANBURY, MICHAEL 2 - HANBURY, EILEEN	Consideration: \$200,000.00 Mortgagee: WELLS FARGO BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 75,000.00 Mortgagor: RAKE, MATTHEW	Consideration: \$75,000.00 Mortgagee: LAKEVIEW LOAN SERVICING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HAWLEY BOROUGH
Information: 395,587.00 Mortgagor: WINDSOR ONE ZERO SIX LLC 2 - WINDSOR ONE ZERO SIX L L C	Consideration: \$395,587.00 Mortgagee: LENDSURE MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 25,000.00 Mortgagor: PEET, HERBERT R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$25,000.00 Mortgagee: DIME BANK Municipality DREHER TOWNSHIP
Information: 40,500,000.00 Mortgagor: CARBONDALE ONE ZERO REALTY LLC 2 - CARBONDALE ONE ZERO REALTY L L C 3 - HONSDALE TWO THREE REALTY LLC 4 - HONSDALE TWO THREE REALTY L L C	Consideration: \$40,500,000.00 Mortgagee: CIBC BANK USA 2 - C I B C BANK USA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 281,300.00 Mortgagor: BRAJUKA, HAILEY 2 - JOHNSON, GAGE	Consideration: \$281,300.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP

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

Information: 290,000.00 Mortgagor: TURNBULL, FRANK	Consideration: \$290,000.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 212,000.00 Mortgagor: KELLY, PETER 2 - KELLY, KATELYN	Consideration: \$212,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 122,100.00 Mortgagor: SCHWAB, ELVIN C 2 - SCHWAB, JOY L	Consideration: \$122,100.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: 292,455.00 Mortgagor: OLANDER, BARBARA L 2 - OLANDER, EDWARD J	Consideration: \$292,455.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: 298,000.00 Mortgagor: HOFFMANN, NICHOLAS 2 - HOFFMANN, MICHELE	Consideration: \$298,000.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

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Information: 196,377.00 Mortgagor: DOVE, CINDY	Consideration: \$196,377.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 402,573.00 Mortgagor: SHIELDS, JAMES 2 - CAVANAGH, EILEEN M	Consideration: \$402,573.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 234,500.00 Mortgagor: PAUPACK VILLAGE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$234,500.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HAWLEY BOROUGH
Information: 110,900.00 Mortgagor: DIXON, ELLYN 2 - DERK, ELLYN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$110,900.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality MOUNT PLEASANT TOWNSHIP
Information: 350,000.00 Mortgagor: KIRRANE, MICHELLE M	Consideration: \$350,000.00 Mortgagee: PNC BANK 2 - P N C BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 309,500.00 Mortgagor: COHEN, DAVID	Consideration: \$309,500.00 Mortgagee: NATIONWIDE MORTGAGE BANKERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 159,000.00 Mortgagor: LENT, MICHAEL 2 - LENT, TARA BUGBEE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$159,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DYBERRY TOWNSHIP
Information: 120,500.00 Mortgagor: DUTTON, DENEVA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$120,500.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 245,471.00 Mortgagor: BRUNO, CAMILLA CHARMS 2 - THOMPSON, LEON CHARLES	Consideration: \$245,471.00 Mortgagee: LOWER 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 150,000.00 Mortgagor: PHILLIPS, RAYMOND MARTIN	Consideration: \$150,000.00 Mortgagee: MOVEMENT MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 190,000.00 Mortgagor: MARTINEZ, MIRTHA	Consideration: \$190,000.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

Information: 195,000.00 Mortgagor: TASSO, ANTHONY 2 - TASSO, REGINA M	Consideration: \$195,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 50,000.00 Mortgagor: BOLLINGER, WILLIAM W 2 - SABATINI, BRUCE	Consideration: \$50,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 110,000.00 Mortgagor: HOOKER, PETER H Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$110,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 350,000.00 Mortgagor: LOBOSCO, GERARD JOSEPH 2 - BEAM, ANNA JOSEPHINE	Consideration: \$350,000.00 Mortgagee: CHAS LOBOSCO & SON INC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: 183,400.00 Mortgagor: BASIC, DENIS 2 - BASIC, EMINA	Consideration: \$183,400.00 Mortgagee: CITADEL SERVICING CORPORATION 2 - ACRA LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 399,000.00 Mortgagor: PRICE, DAVID	Consideration: \$399,000.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - VETERANS UNITED HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: 320,000.00 Mortgagor: CABRERA, ANGELA MARIA 2 - KLIM, STEPHEN A	Consideration: \$320,000.00 Mortgagee: PROSPERITY HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: 237,600.00 Mortgagor: GUERRON, GABRIELA	Consideration: \$237,600.00 Mortgagee: VIP MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 230,000.00 Mortgagor: PHILLIPS, LESLIE A 2 - LOPEZ, JACOB VAQUERO	Consideration: \$230,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: BURDICK, CHAD W	Consideration: \$100,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1



Information: 60,000.00 Mortgagor: MILLER, JANET	Consideration: \$60,000.00 Mortgagee: GOODLEAP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 153,000.00 Mortgagor: BEVERLEY, DOROTHEA 2 - BEVERLEY, ROBERT W	Consideration: \$153,000.00 Mortgagee: PA STATE EMPLOYEES CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 150,000.00 Mortgagor: BEER, ROSANNE 2 - BEER, KENNETH	Consideration: \$150,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 550,000.00 Mortgagor: GROFF, SHANE 2 - KELLY, MICHAELA	Consideration: \$550,000.00 Mortgagee: USAA FEDERAL SAVINGS BANK 2 - USA A FEDERAL SAVINGS BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP

## DEEDS

Information: Grantor: BERGER, JAMES 2 - BERGER, SAMANTHA L	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: PATEL, VINOD B	Consideration: \$550,000.00 Grantee: WINDSOR ONE ZERO SIX LLC 2 - WINDSOR ONE ZERO SIX L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 1364 Grantor: GANKINA, INNA 2 - GRYGORENKO, IGOR	Consideration: \$1.00 Grantee: GANKINA, INNA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: OZGA, ANTHONY V	Consideration: \$10,000.00 Grantee: ROSS, FAITH
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: VANDELINDE, WILLIAM RICHARD	Consideration: \$1,500.00 Grantee: LOTHIAN, ALAN W
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: TEXAS 1 & 2 TOWNSHIP & HONESDALE BOROUGH Grantor: EM HCC HOLDINGS 2 - E M H C C HOLDINGS	Consideration: \$11,999,500.00 Grantee: HONESDALE TWO THREE REALTY LLC 2 - HONESDALE TWO THREE REALTY L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2 HONESDALE BOROUGH

Information: PARCEL 2 Grantor: WHITE, KELLY A 2 - DUNNING, SHAUN H Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$190,000.00 Grantee: EDGD LLC 2 - E D G D L L C Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 13 Grantor: CUNNINGHAM, KRISTEN D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$290,000.00 Grantee: BRAJUKA, HAILEY 2 - JOHNSON, GAGE Municipality LEHIGH TOWNSHIP
Information: LOT 25 Grantor: MITCHELL, JOSEPH B 2 - MITCHELL, HEATHER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$875,000.00 Grantee: TURNBULL, FRANK Municipality PAUPACK TOWNSHIP
Information: LOT 69 Grantor: TERWILLIGER, DANNY L JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$265,000.00 Grantee: KELLY, PETER 2 - KELLY, KATELYN Municipality DAMASCUS TOWNSHIP
Information: LOT 85 Grantor: FETZER, JONATHAN AKA BY SHERIFF 2 - FEITZER, JONATHAN NORTHRUP AKA BY SHERIFF 3 - APOLLOVALEICH, MICHELLE AKA BY SHERIFF 4 - VALEICH, MICHELLE APOLLO AKA BY SHERIFF 5 - FETZER, MICHELLE AKA BY SHERIFF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$119,801.00 Grantee: TIGUE, WAYNE Municipality PAUPACK TOWNSHIP
Information: LOT 24 Grantor: TALARICO, PATRICIA ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,000.00 Grantee: REDONDO, ANGEL 2 - REDONDO, GENEVIEVE Municipality LEHIGH TOWNSHIP
Information: Grantor: KROMKO, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$323,500.00 Grantee: OLANDER, BARBARA L 2 - OLANDER, EDWARD J Municipality WAYMART BOROUGH
Information: LOT 3950 Grantor: MURPHY, MICHAEL 2 - MURPHY, JOAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$298,000.00 Grantee: HOFFMANN, NICHOLAS 2 - HOFFMANN, MICHELE Municipality LAKE TOWNSHIP
Information: LOT 412 Grantor: PATTERSON, STUART Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$85,000.00 Grantee: SIX FIVE WINDSOR LLC 2 - SIX FIVE WINDSOR L L C Municipality PAUPACK TOWNSHIP
Information: LOT 213 Grantor: WRIGHT, JOANNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: DOVE, CINDY Municipality SALEM TOWNSHIP
Information: Grantor: KAY, STEPHEN L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$15,000.00 Grantee: LUNNEY, ANNE Municipality DAMASCUS TOWNSHIP

Information: Grantor: FRASCATI, LORRAINE	Consideration: \$1,900.00 Grantee: MCVEIGH, JAMES JR 2 - MCVEIGH, PATRICIA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: GAENG, JANICE ROSEMARY EST AKA 2 - GAENG, JANICE R EST AKA 3 - GAENG, JANICE EST AKA 4 - HERRMANN, DEBORAH ANN EXR AKA 5 - HERRMANN, DEBORAH A EXR AKA	Consideration: \$82,000.00 Grantee: GIL, JESSE 2 - GIL, ERIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: HARRIS, KATHLEEN E 2 - RIZZI, NICHOLAS J	Consideration: \$410,000.00 Grantee: SHIELDS, JAMES 2 - CAVANAUGH, EILEEN M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: WAGNER, MICHAEL B 2 - WAGNER, SHANNON	Consideration: \$620,500.00 Grantee: KIRRANE, MICHELLE M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 4007 Grantor: MURPHY, MARGARET J EST AKA 2 - MURPHY, MARGARET JOAN EST AKA 3 - MURPHY, MARGARET EST AKA 4 - MURPHY, JOAN EST AKA 5 - MURPHY, SIOBHAN MEGAN EXR 6 - MURPHY, DANIEL J EXR	Consideration: \$315,000.00 Grantee: IOSENKINA, ELVIRA 2 - IOSENKINA, INNA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: PITTI, DAVID J	Consideration: \$19,900.00 Grantee: KASE, PETER 2 - KASE, RENEE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: FAIRLIE, JENNA 2 - LOPEZ, JENNA	Consideration: \$1.00 Grantee: LOPEZ, RONALD J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 3498 Grantor: SPINELLA, NICHOLAS 2 - SPINELLA, IRIS	Consideration: \$390,000.00 Grantee: COHEN, DAVID
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 1 Grantor: HARAY, ROBERT J 2 - HARAY, REBECCA A	Consideration: \$1.00 Grantee: HARAY, ROBERT J 2 - HARAY, REBECCA A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: DUTTON, ADAM A	Consideration: \$120,500.00 Grantee: DUTTON, DENEVA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP

Information:	Consideration: \$180,000.00
Grantor: OLIVER, DAVID W BY AF	Grantee: ZADROZNY, WIESLAWA
2 - KENDRICK, FAITH G AF	2 - ZADROZNY, ZDZISLAW
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP
Information: LOT 81	Consideration: \$250,000.00
Grantor: RAFANELLI, KATHERINE	Grantee: BRUNO, CAMILLA CHARMS
	2 - THOMPSON, LEON CHARLES
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PAUPACK TOWNSHIP
Information: LOT 41	Consideration: \$9,000.00
Grantor: ZIC, OLGA EST	Grantee: MELLO, DEBORA P
2 - MALNOVIC, STANISA EXR	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LEHIGH TOWNSHIP
Information:	Consideration: \$1.00
Grantor: WARGO, ANDREW	Grantee: WARGO, LEONARD R
2 - WARGO, LEONARD R	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP
Information:	Consideration: \$1.00
Grantor: OPRISKO, MICHAEL J	Grantee: OPRISKO, MICHAEL J
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	MOUNT PLEASANT TOWNSHIP
Information: LOT A	Consideration: \$250,000.00
Grantor: OPRISKO, MICHAEL J	Grantee: PHILLIPS, RAYMOND MARTIN
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	MOUNT PLEASANT TOWNSHIP
Information:	Consideration: \$6,800.00
Grantor: KOLATIS, FRANK EST AKA	Grantee: PITTI, DAVID J
2 - KOLATIS, FRANK E EST AKA	
3 - PAVLOWSKI, MELISSA ADM	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	DREHER TOWNSHIP
Information:	Consideration: \$252,500.00
Grantor: LIU, CHUN H	Grantee: SMITH, JAMES EDWARD JR
2 - LIU, GENESIS	2 - SMITH, VICTORIA ANN
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	MANCHESTER TOWNSHIP
Information: LOT 55	Consideration: \$822,000.00
Grantor: CARBONE, RICHARD	Grantee: BIVONA, MATTHEW
2 - CARBONE, BILLIE	2 - MOLLOY, MAUREEN
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PAUPACK TOWNSHIP
Information:	Consideration: \$1.00
Grantor: VOGEL, DONNA J EST	Grantee: VOGEL, JEFFREY JOHN
2 - VOGEL, JEFFREY JOHN EXR	2 - VOGEL, SUSAN J
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PALMYRA TOWNSHIP
Information: LOT 4225	Consideration: \$215,000.00
Grantor: RALPH ZALMA TWO ZERO TWO ZERO REVOCABLE LIVING TRUST	Grantee: MARTINEZ, MIRTHA
2 - TERRY R ZALMA TWO ZERO TWO ZERO REVOCABLE LIVING TRUST	
3 - ZALMA, RALPH TR	
4 - ZALMA, TERRY R TR	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	LAKE TOWNSHIP

Information: LOT 3538 Grantor: TAYLOR, NICHOLAS	Consideration: \$295,000.00 Grantee: TASSO, REGINA M 2 - TASSO, ANTHONY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 1881 Grantor: GORMAN, WANDA 2 - GORMAN, PATRICK 3 - GORMAN, ROSELLYN	Consideration: \$1.00 Grantee: GORMAN, PATRICK 2 - GORMAN, ANTONIA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 4060 Grantor: PAPAIZIAN, HARRY 2 - PAPAIZIAN, DIANE 3 - PAPAIZIAN, HARRY 4 - PAPAIZIAN, DIANE	Consideration: \$1.00 Grantee: PAPAIZIAN, HARRY 2 - PAPAIZIAN, DIANE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 122 Grantor: RAINSFORD, COLLIN BY SHERIFF 2 - RAINSFORD, BRIAN BY SHERIFF	Consideration: \$165,100.00 Grantee: AJT PROPERTIES 2 - AJT PROPERTIES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 218 Grantor: RANGE, HAROLD R	Consideration: \$3,000.00 Grantee: BIG BASS LAKE COMMUNITY ASSOCIATION INC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 1687 Grantor: RELLA, JOHN D	Consideration: \$332,500.00 Grantee: GUIDO, MICHAEL 2 - GUIDO, DENISE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 3510 Grantor: DISPENZIERS, RITA	Consideration: \$1.00 Grantee: DISPENZIERS, RITA 2 - DISPENZIERS, CHRISTINE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 29 Grantor: SCORNAIENCHI, ANTHONY	Consideration: \$262,000.00 Grantee: BASIC, DENIS 2 - BASIC, EMINA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 28 Grantor: HOUGHTALING, STEVE 2 - HOUGHTALING, KAREN	Consideration: \$399,000.00 Grantee: PRICE, DAVID
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: STEWART, RICHARD BENJAMIN 2 - ARNOLD, JOHNATHAN MAO	Consideration: \$400,000.00 Grantee: CABRERA, ANGELA MARIA 2 - KLIM, STEPHEN A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: KONOPKA, KIMBERLY 2 - SCHUERMAN, KATHERINE 3 - DAVIS, KATHERINE	Consideration: \$270,000.00 Grantee: GUERRON, GABRIELA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: LOT 3 Grantor: STEWART, RICHARD BENJAMIN 2 - ARNOLD, JOHNATHAN MAO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CABRERA, ANGELA MARIA 2 - KLIM, STEPHEN A Municipality BERLIN TOWNSHIP
Information: LOT 4060 Grantor: PAPAIZIAN, HARRY 2 - PAPAIZIAN, DIANE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$335,000.00 Grantee: PHILLIPS, LESLIE 2 - LOPEZ, JACOB VAQUERO Municipality LAKE TOWNSHIP
Information: Grantor: BAYLY, CHARLES E 2 - BAYLY, SCOTT C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BAYLY, SCOTT C Municipality BERLIN TOWNSHIP
Information: Grantor: BAYLY, CHARLES E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BAYLY, CHARLES E 2 - BAYLY, SCOTT C Municipality BERLIN TOWNSHIP
Information: LOT 55 Grantor: BRYANT, VICKY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$218,600.00 Grantee: MINOWITZ, NADINE Municipality DAMASCUS TOWNSHIP
Information: Grantor: OLIVER, WAYNE D 2 - BARCLAY, DEBRA E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$380,000.00 Grantee: BEVERLEY, ROBERT W 2 - BEVERLEY, DOROTHEA Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 514 Grantor: ADHAM PROPERTIES LLC 2 - ADHAM PROPERTIES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: DELL, BRIAN 2 - ARMSTRONG, ASHA Municipality SALEM TOWNSHIP
Information: Grantor: GAGLIARDI, KUIJDES 2 - GAGLIARDI, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$650,000.00 Grantee: GROFF, SHANE 2 - KELLY, MICHAELA Municipality LEBANON TOWNSHIP





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