

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



**December 22, 2023**  
**Vol. 13, No. 43**  
**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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*Court Administrator*

**Nicole Hendrix, Esq.**

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

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.*

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

#### **Subscription Rates**

##### *Per Year*

|              |       |
|--------------|-------|
| Mailed Copy  | \$100 |
| Emailed Copy | Free  |

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

### WAYNE COUNTY OFFICIALS

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

Janine Edwards, *President Judge*  
Matthew L. Meagher, *Judge*

#### **Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

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

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

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

#### **Treasurer**

Brian T. Field

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

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> Floor  
Honesdale, Pa 18431

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

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

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

Hours: Available Upon Request

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

District Attorney's Office — Press Release

## **MEN FACE CHARGES FOR SELLING MARIJUANA AND OTHER CRIMES**

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*December 15, 2023* — Wayne County District Attorney A.G. Howell announced today the arrests of Adam Cottle, age 36, of Spring Brook Township, PA, Edward Delemarre, age 42, of Honesdale, PA and Thomas Fisch, age 36, of Royersford, PA. All three subjects and their corporation, Best Damn Buds, LLC, were charged with one count of dealing in Proceeds of Unlawful Activities, a felony 1st degree, one count of Liability of Organizations and Certain Related Persons, a felony 1st degree, one count of Delivery of a Controlled Substance, an ungraded felony, one count of Possession With Intent to Deliver Controlled Substances, an ungraded felony and one count of Possession With Intent to Deliver Drug Paraphernalia, an ungraded misdemeanor.



**ADAM COTTLE**



**EDWARD  
DELEMARRE**



**THOMAS FISCH**

The charges stem from a months-long investigation into the sale of marijuana at the Wayne County Fair by a business named Best Damn Buds, LLC. After receiving numerous complaints by fair goers, the Wayne County Detectives initiated an investigation where undercover detectives made a purchase from the Best Damn Buds booth at the fair. The purchased items were analyzed at a PA State Police Regional Laboratory and tested positive for marijuana. Based on this information, a search warrant was served on the booth and fifty-nine (59) items of suspected marijuana were seized along with multiple items of drug paraphernalia. These items were also analyzed at a PA State Police Regional Laboratory. Out of the fifty-nine (59) items that were tested, forty-six (46) of the items tested positive for marijuana.

After the search warrant service, detectives discovered that Best Damn Buds, LLC had a bank account at a local Honesdale bank. The proceeds of the sale of marijuana were being deposited into that account, which resulted in the Dealing in Proceeds of Unlawful Activities charge.

Arrest warrants were obtained for all three of the subjects, who turned themselves in today for a preliminary arraignment. Magisterial District Judge Dunsinger conducted the arraignment and set bail for each subject at \$1,000.00 unsecured. Their next scheduled court appearance is December 27, 2023 at 9:00 am at the Wayne County Courthouse.

*\*The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*

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**

Notice is hereby given that Letters of Administration have been granted in the Estate of Robert J. McElhenny, late of Dreher Township, Wayne County, Pennsylvania, who died on November 17, 1996. 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 Robert J. McElhenny, Administrator, 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

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**NOTICE OF  
DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the **Estate of Charles A. Gregorski**, Deceased, late of Moscow, Wayne County, Pennsylvania, 18444, who died on February 6, 2023. All persons indebted to the Estate are requested to make payment and those having claims or demands are to present same, without delay, to the Executrix, Patricia J. Gregorski, or John P. Sanderson, III, Attorney for the Estate - Sanderson Building, One Terrace Drive, Olyphant, Pennsylvania 18447.  
**THE SANDERSON LAW FIRM**

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**ESTATE NOTICE**

Estate of Matthew Jacob Hooper  
Late of Palmyra Township  
**EXECUTOR**  
Elizabeth Ann Hooper  
410 North St.  
Hawley, PA 18428  
**ATTORNEY**  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**ESTATE NOTICE**

Estate of Hildred Gruszczynski  
AKA Hildred M. Gruszczynski  
Late of Dyberry Township  
EXECUTOR

Carol Kneier  
478 Niagra Drive  
Pleasant Mount, PA 18453  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of JAMES ALBERT CARUTH, late of Sterling Township, Wayne County, PA., Date of death November 13, 2023. 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 Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**12/22/2023 • 12/29/2023 • 1/5/2024**

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**EXECUTOR'S NOTICE**

ESTATE OF John Joseph Serafin, Jr., a/k/a John J. Serafin, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Amy Ulma, of 563 Elm Street,

Emmaus, PA 18049. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**12/15/2023 • 12/22/2023 • 12/29/2023**

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**EXECUTOR'S NOTICE**

ESTATE OF Kathryn S. Mohn, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Rodney E. Mohn a/k/a Rodney Earl Mohn, at 26 Suroka Drive, Beach Lake, PA 18405 and Patricia Mohn a/k/a Patricia Kaye Mohn, at 359 Atco Road, Beach Lake, PA 18405. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

**12/15/2023 • 12/22/2023 • 12/29/2023**

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**ESTATE NOTICE**

Estate of Arthur J. Sturm, Jr.  
Late of Paupack Township  
CO-EXECUTOR  
Glenn Sturm  
9 Domino Way  
Centereach, NY 11720  
CO-EXECUTOR  
Edward J. Sturm  
273 S. Ocean Avenue  
Freeport, NY 11520  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**12/15/2023 • 12/22/2023 • 12/29/2023**

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### ESTATE NOTICE

**NOTICE IS HEREBY GIVEN**, that letters Testamentary have been issued to Doris Hook in the Estate of Ingrid Maria Grill, who died on August 16, 2023, late resident of 78 Clemen V Muller Street, Beach Lake, Pennsylvania 18405. 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

**12/15/2023 • 12/22/2023 • 12/29/2023**

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### ESTATE NOTICE

Estate of George Thomas Faessler, Jr. AKA George T. Faessler AKA George Faessler, Jr. AKA George Faessler

Late of Paupack Township  
EXECUTOR

Donna Hintzel  
178 Berry Hill Road  
Lakeville, PA 18438  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**12/15/2023 • 12/22/2023 • 12/29/2023**

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### ESTATE NOTICE

Estate of Mark D. Whitney  
AKA Mark Daniel Whitney AKA Mark Whitney

Late of Scott Township  
EXECUTOR

Matthew Wayne Dufton  
5246 State Highway 8  
Deposit, NY 13754  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**12/15/2023 • 12/22/2023 • 12/29/2023**

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### ESTATE NOTICE

Notice is hereby given that Letters of Testamentary have been granted in the **ESTATE OF SIGRID WILSHINSKY** late of 127 Crestmont Drive, Wayne County, Pennsylvania (died November 7, 2023), to Attorney, Tammy Lee Clause, as Executrix. All persons indebted to the said Estate are required to make payment and those having claims to present the same without delay to the Executrix named above at P.O. Box 241, Newfoundland, PA 18445.

**12/8/2023 • 12/15/2023 • 12/22/2023**

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### ESTATE NOTICE

**NOTICE IS HEREBY GIVEN**, that Letters of Administration have been issued in the Estate of Ron James Slonaker a/k/a Ron J. Slonaker, who died July 30, 2023, late resident of Lehigh Township, Wayne County, PA to JoAnn Slonaker. 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 JoAnn Slonaker, c/o Law Offices of ALFRED J. HOWELL, Attorney

for the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Attorney for the Estate

**12/8/2023 • 12/15/2023 • 12/22/2023**

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### **ESTATE NOTICE**

Estate of Kathleen Edna Price  
AKA Kathleen E. Price AKA  
Kathleen Price  
Late of Texas Township  
ADMINISTRATOR  
Sharon Gumpffer  
498 Old Willow Avenue  
Honesdale, PA 18431  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**12/8/2023 • 12/15/2023 • 12/22/2023**

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### **OTHER NOTICES**

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#### **ARTICLES OF INCORPORATION**

NOTICE IS HEREBY GIVEN  
THAT Articles of Incorporation for  
Waymart Milling Company Inc.  
were filed with the Pennsylvania  
Department of State and approved  
December 30, 2022, under the  
provisions of the Business  
Corporation Law of 1988, as  
amended and supplemented.

Matthew H. Walker, Esquire  
Walker & Walker, P.C.  
Attorney

**12/22/2023**

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### **NOTICE**

COURT OF COMMON PLEAS  
OF WAYNE COUNTY

CIVIL ACTION - LAW  
No. 222-CV-2023

SCP DISTRIBUTORS, LLC  
109 Northpark Blvd.  
Covington, LA 70433,  
CIVIL ACTION - LAW  
Plaintiff,

vs.

JDF CONCRETE SERVICES,  
LLC  
128 Hollisterville Hwy.  
Moscow, PA 18444,

And

JOHN FRANCIS  
128 Hollisterville Hwy.  
Defendants.

### **NOTICE**

You have been sued in court. If  
you wish to defend against the  
claims set forth in the following  
pages, you must take action within  
twenty (20) days after this  
complaint and notice are served, by  
entering a written appearance  
personally or by an attorney and  
filing in writing with the court your  
defenses or objections to the claims  
set forth against you. You are  
warned that if you fail to do so the  
case may proceed without you and  
a judgment may be entered against  
you by the court without further  
notice for any money claimed in  
the complaint or for any other  
claim or relief requested by the  
plaintiff. You may lose money or

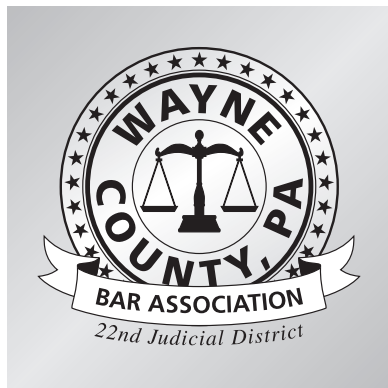
property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services  
925 Court Street  
Honesdale, PA 18431  
(570)253-5970

12/22/2023



## NOTICE OF FILING OF SHERIFF'S SALES

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

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## SHERIFF'S SALE JANUARY 3, 2024

By virtue of a writ of Execution instituted by: Newrez LLC d/b/a Shellpoint Mortgage Servicing 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 January, 2024 at 10:00 AM in the Conference Room on the third floor, Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situate in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a corner on the southerly side of the Honesdale and Carbondale Turnpike a distance of fifty (50) feet westerly from the southwest intersection of the thirty (30) foot street with said turnpike road, said corner being the northwest corner of the lot of land conveyed to Olin E. Edwards by deed dated August 9, 1922; thence in a southerly direction along the line of said Edwards' lot one hundred fifty (150) feet to a corner;

thence in a westerly direction and at right angles to the first mentioned line one hundred (100) feet to a corner; thence in a northerly direction and parallel to the first mentioned line one hundred fifty feet to the southerly side of the Honesdale and Carbondale Turnpike Road; thence in an easterly direction along said side of said turnpike road one hundred ( 100) feet to the place of BEGINNING.

CONTAINING fifteen thousand (15,000) square feet.

EXCEPTING AND RESERVING from the above-described lands one parcel of land five (5) feet by one hundred fifty (150) feet conveyed to Olin E. Edwards et ux., by Francis G. Williams. et ux., by Deed dated August 27, 1927 and recorded in Deed Book 128 page 271.

FURTHER EXCEPTING AND RESERVING THEREOUT AND THEREFROM:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE and being in the Borough of Waymart, Wayne County, Commonwealth of Pennsylvania, containing approximately 2,520 square feet, given by Daniel R. Eynon as Power of Attorney for Thelma L. Williams, Widow to Daniel R. Eynon as Power of Attorney for Thelma L. Williams as Trustee of The Thelma L. Williams Revocable Trust Dated May 27, 1987, By Deed Dated 08-12-06 and

Recorded 10-11-06 in Record Book 3150 Page 245, Bounded and described as follows:

Beginning at a point on the southern side of the Honesdale-Carbondale Turnpike Road at a point 30 Feet westerly from the Charles Blair Line and being a point of Lot No. 1 of The Michael E. Yurkowsky Plot of .Lots of Waymart, Pennsylvania recorded in Deed Book 128, Page 710; Thence South 22 degrees 24 minutes East 504 feet to a point on the edge of the Old Gravity Railroad; thence North 54 degrees 5 feet to a stake on the edge of the Old Gravity Railroad; thence North 22 degrees 24 minutes West 504 feet, more or less, to a point on the southern side of the HonesdaleCarbondale Turnpike Road; thence South 73 degrees 30 minutes West 5 feet to the place of Beginning.

BEING THE SAME PREMISES CONVEYED UNTO Doriano Zgrinskic, by virtue of Deed from Thelma L. Williams Revoacable Trust Dated May 27, 1987, by her Successor Co-Trustees, Lisa W. Eynon, Benjamin G. Eynon, Jr., Daniel R. Eynon and Thomas B. Eynon Dated June 11, 2007, Recorded June 15, 2007, in Book 3316, Page 72 and Instrument Number 200700006303, Wayne County, PA.

The said Doriano Zgrinskic departed this life on July 13, 2018, leaving title To Devis Matthews a/k/a Devis Zgrinskic and Natalie Runko a/k/a Natilie Runko, In

Capacity as Known Heir, Devisee,  
and/or Distribute of the Estate of  
Doriano Zgrinskic, Deceased.

Being known as 170 Carbondale  
Road, Waymart, PA 18472.

Tax Parcel No.: 28-0-0007-0003.-

Seized and taken in execution as  
property of:  
Devis Matthews aka Devis  
Zgrinskic in His Capacity as  
Known Heir, Devisee, and/or  
Distribute of the Estate of Doriano  
Zgrinskic, Deceased 3401 43rd  
Street ASTORIA NY 11103  
Natalie Runko A/K/A Natilie  
Runko, in her Capacity as Known  
Heir, Devisee, and/or Distribute of  
the Estate of Doriano  
Zgrinskic, Deceased 160417 269th  
Avenue FLUSHING NY 11358  
Unknown Heirs, Successors, and  
Assigns and All Persons, Firms or  
Associates Claiming Right, Title  
and Interest Under  
the Estate of Doriano Zgrinskic,  
Deceased 170 Carbondale Rd  
WAYMART PA 18472

Execution No. 66-Civil-2020  
Amount \$51,791.88 Plus additional  
costs

October 12, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

That all claims to the property will  
be filed with the sheriff before the  
sale and all claims to the proceeds  
before distribution; That a sheriff's  
schedule of distribution will be in

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

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

Chris Cummins Esq.

**12/8/2023 • 12/15/2023 • 12/22/2023**

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**SHERIFF'S SALE  
JANUARY 3, 2024**

By virtue of a writ of Execution  
instituted by: MCLP Asset  
Company, Inc. issued out of the  
Court of Common Pleas of Wayne  
County, to me directed, there will  
be exposed to Public Sale, on  
Wednesday the 3rd day of January,  
2024 at 10:00 AM in the  
Conference Room on the third  
floor of th Wayne County  
Courthouse in the Borough of  
Honesdale the following property,  
viz:

**ALL THAT CERTAIN piece or  
parcel of land situate, lying and  
being in the Township of Salem,  
County of Wayne and  
Commonwealth of Pennsylvania,  
being more particularly Lot 511 in  
Bear Tract Development of Indian**

Rocks, Inc., bounded and described as follows:

BEGINNING at a point in the middle of the Bear Rock Road, said point being a common corner of Lots 609, 610, 510 and 511; thence through Bear Rock Road South 31 degrees 11 minutes East a distance of 60 feet to a point being a common corner of Lots 610, 611, 511 and 512; thence along the common division line between Lots 511 and 512 South 58 degrees 19 minutes West a distance of 100 feet to a point on line of Lot 409; thence along the common division line between Lots 511, 408 and 409 North 31 degrees 11 minutes West, a distance of 60 feet to a point; thence along the common division line between Lots 510 and 511 North 58 degrees 49 minutes East a distance of 100 feet to the place of beginning. Being all of Lot 511 and containing 6,000 square feet, to be the same more or less.

**PARCEL II:**

BEGINNING at a point, said point being the common corner of Lots 510 and 511 and on line of Lot 408; thence along the common division line between Lots 510 and 511 North 58 degrees 49 minutes East 100 feet to a point; said point being the common corner of Lots 510, 511, 610 and 609; thence along the common division line between Lots 510 and 609 North 31 degrees 11 minutes West, a distance of 20 feet to a point; thence through Lot 510 and on line parallel with the common division

line between Lots 510 and 511 South 58 degrees 49 minutes West, a distance of 100 feet to a point on the division line of Lot 510 and 407; thence along the common division line between a part of Lot 407 and 408 and 510 South 31 degrees 11 minutes East, a distance of 20 feet to the point and place of beginning. Containing 2,000 square feet be the same more or less

PARCEL NO: 22-0-0002-0120.-

BEING KNOWN AS: 511 Bear Rock Road, Lake Ariel, Pennsylvania 18436.

TITLE to said premises is vested in Kevin Coughlin by deed from Nicholas H. Bakker dated March 13, 2008 and recorded March 24, 2008 in Deed Book 3485, Page 214 Instrument Number 200800002810.

Seized and taken in execution as property of:  
Kevin Coughlin 323 Litchfield Avenue BABYLON NY 11702

Execution No. 395-Civil-2023  
Amount \$123,261.59 Plus  
additional costs

October 12, 2023  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in

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

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

Nathalie Paul, Esq.

**12/8/2023 • 12/15/2023 • 12/22/2023**

### **SHERIFF'S SALE JANUARY 10, 2024**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of January, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in the Borough of Starrucca, County of Wayne and Commonwealth of Pennsylvania,

bounded and described as follows:

BEGINNING at the southeast corner, a stake and stones corner, the same being corner of a tract of land in the warrantee name of Conrad (Kryder) Kidder #64, also the corner of Isaac Sampson land;

THENCE on line of said Sampson land being the line of said Knider tract North 45 degrees East 132 rods more or less to stones with iron stake corner, being allotment corner of Knider tract, also corner of the Jessie Whitaker farm (so called) and Isaac Sampson farm, said corner standing in the bounds of the public road leaving from the Starrucca Creek at William Staddard's farm to Hales Eddy, New York;

THENCE along the center of said road to a point where allotment line of lands or lots numbers 1 and 4 crosses said road;

THENCE South 45 degrees East on said allotment line to the easterly rounds of said Rider tract;

THENCE on line of Mumford land about 68 rods more or less to the place of BEGINNING.  
CONTAINING 53 acres of land be the same more or less.

BEING the same premises which Alberta H. Doter granted and conveyed to Alberta D. Ziegler, Donna D. Ledward and Margaret D. Kaisen, by virtue of a deed dated July 28, 1988 and recorded August 2, 1988, in the Office of the Recorder of Deeds in and for

Wayne County, Pennsylvania in  
Deed Book 492, Page 674.

The premises conveyed are under  
and subject to the rights of way of  
any public highway and public  
utility which may be over and  
across the same.

TAX PARCEL NO.: 25-0-0120-  
0014.-

ADDRESS BEING KNOWN AS:  
298 Maple Grove Road, Starrucca,  
PA 18462

Seized and taken in execution as  
property of:  
Julienne Mulette 298 Maple Grove  
Road STARRUCCA PA 18462

Execution No. 180-Civil-2021  
Amount \$255,122.95 Plus  
additonal costs

October 18, 2023  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:

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

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

Christopher DeNardo Esq.

12/15/2023 • 12/22/2023 • 12/29/2023



## WAYNE COUNTY LEGAL JOURNAL

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## CIVIL ACTIONS FILED

*FROM DECEMBER 2, 2023 TO DECEMBER 8, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## JUDGMENTS

| NUMBER     | LITIGANT                                 | DATE/TIME        | DESCRIPTION          | AMOUNT    |
|------------|------------------------------------------|------------------|----------------------|-----------|
| 2921-20230 | ARNOLD JAMES                             | 12/06/2023 2:54  | WRIT OF EXEC         | 3,556.27  |
| 2021-20230 | NBT BANK<br>GARNISHEE                    | 12/06/2023 2: 54 | GARNISHEE/WRIT EXEC  | 3,556.27  |
| 2021-20773 | MEYERS MELISSA                           | 12/06/2023 10:03 | SATISFACTION         | —         |
| 2022-20010 | MEYERS MELISSA                           | 12/06/2023 10:11 | SATISFACTION         | —         |
| 2022-20011 | MEYERS MELISSA                           | 12/06/2023 9:57  | SATISFACTION         | —         |
| 2022-20716 | BUCCI ANTHONY                            | 12/06/2023 9:26  | SATISFACTION         | —         |
| 2022-20716 | HONESDALE NATIONAL BANK THE<br>GARNISHEE | 12/06/2023 9:36  | GARNISHEE/DISC ATTCH | —         |
| 2023-00102 | SOUCY JOSEPH N                           | 12/05/2023 3:24  | DEFAULT JUDGMENT     | 31,739.48 |
| 2023-00313 | DRUHL GARY C                             | 12/07/2023 3:38  | DEFAULT JUDGMENT     | 2,592.76  |
| 2023-00384 | MCBRIDE VERONICA                         | 12/04/2023 12:14 | DEFAULT JUDGMENT     | 1,910.52  |
| 2023-00404 | MALLABER JAMES F                         | 12/07/2023 3:55  | WRIT OF EXECUTION    | 33,884.28 |
| 2023-00404 | MALLABER JEANINE D                       | 12/07/2023 3:55  | WRIT OF EXECUTION    | 33,884.28 |
| 2023-20447 | WAYNE BANK<br>GARNISHEE                  | 12/06/2023 9:20  | GARNISHEE/DISC ATTCH | —         |
| 2023-20447 | DIME BANK THE<br>GARNISHEE               | 12/06/2023 9:15  | GARNISHEE/DISC ATTCH | —         |
| 2023-20783 | BLACK LEE A                              | 12/04/2023 1:35  | MUNICIPAL LIEN       | 4,445.41  |
| 2023-20784 | BLAND CHERYL                             | 12/04/2023 1:36  | MUNICIPAL LIEN       | 3,972.76  |
| 2023-20784 | BLAND RICHARD                            | 12/04/2023 1:36  | MUNICIPAL LIEN       | 3,972.76  |
| 2023-20785 | BANNON RICHARD J                         | 12/04/2023 1:36  | MUNICIPAL LIEN       | 3,746.44  |
| 2023-20786 | ROBINSON DENISE                          | 12/04/2023 1:36  | MUNICIPAL LIEN       | 7,372.69  |
| 2023-20787 | TRUMBAUER ERIN M                         | 12/04/2023 1:37  | MUNICIPAL LIEN       | 4,316.98  |
| 2023-20787 | TRUMBAUER WAYNE B                        | 12/04/2023 1:37  | MUNICIPAL LIEN       | 4,316.98  |
| 2023-20788 | WENHAM NATALIE                           | 12/04/2023 1:37  | MUNICIPAL LIEN       | 5,356.92  |
| 2023-20789 | MELLA ROGER                              | 12/04/2023 2:22  | MUNICIPAL LIEN       | 4,532.53  |
| 2023-20789 | MELLA IRIS                               | 12/04/2023 2:22  | MUNICIPAL LIEN       | 4,532.53  |
| 2023-20790 | AMBROSIO FRANK                           | 12/04/2023 2:22  | MUNICIPAL LIEN       | 5,841.47  |
| 2023-20791 | KOPELSON GEORGE                          | 12/04/2023 2:22  | MUNICIPAL LIEN       | 2,739.17  |
| 2023-20792 | HUNDEMER BRETT                           | 12/04/2023 2:23  | MUNICIPAL LIEN       | 3,385.95  |
| 2023-20793 | ARMSTRONG WARREN                         | 12/04/2023 2:23  | MUNICIPAL LIEN       | 5,173.24  |
| 2023-20794 | CHEN YI                                  | 12/04/2023 2:23  | MUNICIPAL LIEN       | 1,611.29  |
| 2023-20795 | TRABALKA JASON G                         | 12/04/2023 2:48  | MUNICIPAL LIEN       | 2,167.37  |
| 2023-20795 | TRABALKA DEBRA M                         | 12/04/2023 2:48  | MUNICIPAL LIEN       | 2,167.37  |
| 2023-20796 | KANAMURA SEIJI                           | 12/04/2023 2:56  | MUNICIPAL LIEN       | 2,411.69  |
| 2023-20797 | HANDL JUDY                               | 12/04/2023 3:03  | MUNICIPAL LIEN       | 1,648.86  |
| 2023-20798 | TRABALKA BRANDON                         | 12/04/2023 3:11  | MUNICIPAL LIEN       | 1,796.78  |
| 2023-20798 | TRABALKA DEBRA                           | 12/04/2023 3:11  | MUNICIPAL LIEN       | 1,796.78  |
| 2023-20799 | SHARPE JODY ANNETTE                      | 12/04/2023 3:22  | MUNICIPAL LIEN       | 1,691.12  |
| 2023-20799 | PEARCE VIRGINIA A                        | 12/04/2023 3:22  | MUNICIPAL LIEN       | 1,691.12  |

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

|            |                              |                                |           |
|------------|------------------------------|--------------------------------|-----------|
| 2023-20800 | SOLTIS ELYSA F               | 12/06/2023 12:10 JP TRANSCRIPT | 1,826.12  |
| 2023-90146 | SENFT RICHARD ESTATE         | 12/05/2023 3:45 SATISFACTION   | —         |
| 2023-90184 | CAMPINO HAYES SUSAN E ESTATE | 12/08/2023 11:44 ESTATE CLAIM  | 15,185.52 |

**APPEAL DJ JUDGMENT**

| CASE NO.   | INDEXED PARTY   | TYPE      | DATE       | AMOUNT |
|------------|-----------------|-----------|------------|--------|
| 2023-00635 | ANTONOFF SHEILA | PLAINTIFF | 12/06/2023 | —      |
| 2023-00635 | ANTONOFF MACK   | PLAINTIFF | 12/06/2023 | —      |
| 2023-00635 | HUGHES GLENN    | DEFENDANT | 12/06/2023 | —      |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY     | TYPE      | DATE       | AMOUNT |
|------------|-------------------|-----------|------------|--------|
| 2023-00631 | CAVALRY SPV I LLC | PLAINTIFF | 12/04/2023 | —      |
| 2023-00631 | MORRELL PETER     | DEFENDANT | 12/04/2023 | —      |

**CONTRACT — DEBT COLLECTION: OTHER**

| CASE NO.   | INDEXED PARTY             | TYPE      | DATE       | AMOUNT |
|------------|---------------------------|-----------|------------|--------|
| 2023-00632 | MEDALLION BANK            | PLAINTIFF | 12/04/2023 | —      |
| 2023-00632 | GEISLER ALEXANDRIA        | DEFENDANT | 12/04/2023 | —      |
| 2023-00637 | CKS PRIME INVESTMENTS LLC | PLAINTIFF | 12/07/2023 | —      |
| 2023-00637 | KOVACK RAYMOND            | DEFENDANT | 12/07/2023 | —      |
| 2023-00639 | CKS PRIME INVESTMENTS LLC | PLAINTIFF | 12/08/2023 | —      |
| 2023-00639 | MILLER MATTHEW D          | DEFENDANT | 12/08/2023 | —      |

**PROFESSIONAL LIABILITY — OTHER**

| CASE NO.   | INDEXED PARTY                    | TYPE      | DATE       | AMOUNT |
|------------|----------------------------------|-----------|------------|--------|
| 2023-00638 | VAIL PATRICIA                    | PLAINTIFF | 12/07/2023 | —      |
| 2023-00638 | BRACE BROOK HOME INSPECTIONS LLC | DEFENDANT | 12/07/2023 | —      |
| 2023-00638 | FREDERIC I DANIEL                | DEFENDANT | 12/07/2023 | —      |

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

| CASE NO.   | INDEXED PARTY                                                | TYPE      | DATE       | AMOUNT |
|------------|--------------------------------------------------------------|-----------|------------|--------|
| 2023-00636 | WELLS FARGO BANK N A<br>S/B/M WACHOVIA BANK                  | PLAINTIFF | 12/06/2023 | —      |
| 2023-00636 | WOOD TONIANN                                                 | DEFENDANT | 12/06/2023 | —      |
| 2023-00636 | CORTESE JOHN F<br>A/K/A                                      | DEFENDANT | 12/06/2023 | —      |
| 2023-00636 | CORTESE JOHN                                                 | DEFENDANT | 12/06/2023 | —      |
| 2023-00636 | UNKNOWN HEIRS AND/OR ADMIN<br>JOHN F CORTESE AKA JOHN CORTES | DEFENDANT | 12/06/2023 | —      |

**TORT — PREMISES LIABILITY**

| Case No.   | Indexed Party                                         | Type      | Date       | Amount |
|------------|-------------------------------------------------------|-----------|------------|--------|
| 2023-00633 | MORLEY BRITTANY ROSE                                  | PLAINTIFF | 12/04/2023 | —      |
| 2023-00633 | MORLEY THOMAS DAVID<br>ADMINITRATORS OF THE ESTATE OF | PLAINTIFF | 12/04/2023 | —      |
| 2023-00633 | THOMAS FRANCIS MORLEY                                 | PLAINTIFF | 12/04/2023 | —      |
| 2023-00633 | DESIGNER BODYWORKS INC                                | DEFENDANT | 12/04/2023 | —      |
| 2023-00633 | DOES JOHN AND DOES JANE 1-10                          | DEFENDANT | 12/04/2023 | —      |

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 11, 2023 TO DECEMBER 15, 2023  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

| <b>GRANTOR</b>           | <b>GRANTEE</b>                                                        | <b>LOCATION</b>       | <b>AMOUNT</b> |
|--------------------------|-----------------------------------------------------------------------|-----------------------|---------------|
| DABROWSKI PIOTR          | ROCKET MORTGAGE                                                       | DREHER TOWNSHIP       |               |
| DABROWSKI PATRYCIA D AKA | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS                           |                       |               |
| DABROWSKI PATRYCJA D AKA |                                                                       |                       | 268,000.00    |
| GIANATIEMPO CARL J       | PENTAGON FEDERAL CREDIT UNION                                         | SALEM TOWNSHIP        |               |
| GIANATIEMPO KATHRYN      |                                                                       |                       |               |
| PORTILLO VINCENT         |                                                                       |                       |               |
| PORTILLO STEPHANIE       |                                                                       |                       |               |
| PRUNTY CHRISTOPHER       |                                                                       |                       |               |
| PRUNTY VICTORIA          |                                                                       |                       | 114,000.00    |
| RINALDI ANNIE            | PENN EAST FEDERAL CREDIT UNION                                        | LEHIGH TOWNSHIP       |               |
| RINALDI JOHN             |                                                                       |                       |               |
| RINALDI MARK             |                                                                       |                       | 80,000.00     |
| YANUZZI RITA D           | PEOPLES SECURITY BANK &<br>TRUST COMPANY                              | LEHIGH TOWNSHIP       | 60,000.00     |
| CARLO THEODORE J         | CITIZENS SAVINGS BANK                                                 | CLINTON TOWNSHIP 1    |               |
| CARLO LAURE E            |                                                                       |                       | 237,000.00    |
| WEHRMANN KENNETH R       | NET FEDERAL CREDIT UNION                                              | TEXAS TOWNSHIP 1 & 2  |               |
| WEHRMANN PAULA A         | NET FEDERAL CREDIT UNION                                              |                       | 40,000.00     |
| MARTZEN DAVID J          | HONESDALE NATIONAL BANK                                               | CLINTON TOWNSHIP 1    |               |
| MARTZEN ANN MARIE        |                                                                       |                       | 100,000.00    |
| SHELDON DANIEL T         | DIME BANK                                                             | DYBERRY TOWNSHIP      |               |
| SHELDON LORI P           |                                                                       |                       | 80,000.00     |
| STEWART KEVIN M          | SUMMIT MORTGAGE CORPORATION                                           | MANCHESTER TOWNSHIP   |               |
| STEWART CYNTHIA A        | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS                           |                       | 508,250.00    |
| MCVEY PENNY S            | WAYNE BANK                                                            | PRESTON TOWNSHIP      | 70,000.00     |
| PETRUZZI JOSEPH J        | UNMB HOME LOANS INC                                                   | CLINTON TOWNSHIP 1    |               |
| PETRUZZI DONNA M         | U N M B HOME LOANS INC<br>MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS |                       | 350,000.00    |
| BLOCK JOHN               | DIME BANK                                                             | HONESDALE BOROUGH     |               |
| BLOCK MARGARET           |                                                                       |                       | 196,000.00    |
| CANZONE MICHAEL          | FNCB BANK                                                             | CHERRY RIDGE TOWNSHIP |               |
|                          | F N C B BANK                                                          |                       | 75,000.00     |
| ZAMBARANO LORI A         | WAYNE BANK                                                            | DAMASCUS TOWNSHIP     | 50,000.00     |
| OCONNELL JASON           | FNCB BANK                                                             | CANAAN TOWNSHIP       |               |
| OCONNELL SAMANTHA        | F N C B BANK                                                          |                       |               |
| RODRIGUEZ SAMANTHA       |                                                                       |                       | 100,000.00    |
| MCKENZIE CASEY A         | FIDELITY DEPOSIT & DISCOUNT BANK                                      | BETHANY BOROUGH       | 260,000.00    |
| LEVINE JENNIFER ELLEN    | ROCKET MORTGAGE                                                       | TEXAS TOWNSHIP 3      |               |
| BROWER PAUL              | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS                           |                       | 216,000.00    |

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

|                             |                                             |                   |            |
|-----------------------------|---------------------------------------------|-------------------|------------|
| IOVINE JENNIFER CATHERINE   | HONESDALE NATIONAL BANK                     | SALEM TOWNSHIP    | 168,000.00 |
| CLAUSS WILLIAM P            | NOVUS HOME MORTGAGE                         | PAUPACK TOWNSHIP  |            |
| CLAUSS ABBIGALE E PITTINGER | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS |                   | 625,000.00 |
| GOLEMBIOWSKI RICHARD        | DIME BANK                                   | DAMASCUS TOWNSHIP |            |
| GOLEMBIOWSKI MARIA A        |                                             |                   | 50,000.00  |
| BANNAN FRANCIS E JR         | DIME BANK                                   | HONESDALE BOROUGH |            |
| BANNAN HEATHER A            |                                             |                   | 25,500.00  |
| DEXTER JONATHAN             | DIME BANK                                   | DAMASCUS TOWNSHIP |            |
| DEXTER MALYN D BY AGENT     |                                             |                   | 270,000.00 |
| DEXTER JONATHAN AGENT       |                                             |                   |            |
| CENTRALIZED HOUSING LLC     | FUNDING DOOR LLC                            | HONESDALE BOROUGH |            |
| CENTRALIZED HOUSING L L C   | FUNDING DOOR L L C                          |                   | 112,500.00 |
| FESTA FRANCIS X JR          | CROSSCOUNTRY MORTGAGE                       | HONESDALE BOROUGH |            |
| FESTA CATRINA               | MORTGAGE ELECTRONIC<br>REGISTRATION SYSTEMS |                   | 179,200.00 |

**DEEDS**

| GRANTOR                                   | GRANTEE               | LOCATION            | LOT     |
|-------------------------------------------|-----------------------|---------------------|---------|
| BOSWORTH STEVEN                           | FOGARTY PETER PAUL JR | PAUPACK TOWNSHIP    |         |
| BOSWORTH MELINDA                          | FOGARTY SHEILA DENISE |                     | LOT 12F |
| HOFFMAN MARK                              | SCIARA JOSEPH JR      | PAUPACK TOWNSHIP    |         |
| HOFFMAN TERESA                            | SCIARA JEANNINE R     |                     | LOT D   |
| BOLAND TIMOTHY                            | BIENICK MERIANNE      | SALEM TOWNSHIP      |         |
| WIZEMAN JENNY L TR                        | SPRIET DAVID          | PAUPACK TOWNSHIP    |         |
| WIZEMAN IRREVOCABLE<br>GRANTOR TRUST      | SPRIET KAREN          |                     | LOT 314 |
| FALCONE MICHAEL                           | REED JOHN             | MANCHESTER TOWNSHIP | LOT 46  |
| GRIFFIN MELISSA D                         | YOUNG LOIS M          | MANCHESTER TOWNSHIP |         |
| TANINIES CHRISTA L                        |                       |                     |         |
| POSIPANKO JAMES G                         | DIONISIO STEVEN       | LEHIGH TOWNSHIP     |         |
| POSIPANKO JOAN A                          |                       |                     |         |
| PRUSSIA JOHN E                            | KNAI DONALD JOSEPH    | LAKE TOWNSHIP       |         |
| PRUSSIA LUCINDA L                         | STOLLE MARY ANN       |                     | LOT 2   |
| HAWLEY HAROLD G JR                        | STEWART KEVIN M       | MANCHESTER TOWNSHIP |         |
| HAWLEY MAURYA A                           | STEWART CYNTHIA A     |                     |         |
| MAHLER LOUISE                             | LEE STACEY            | LEHIGH TOWNSHIP     | LOT 10  |
| LEPRO ALAN TR                             | LEPRO EILEEN G        | PRESTON TOWNSHIP    |         |
| EMANUAL W LEPRO FUNDED<br>REVOCABLE TRUST |                       |                     |         |
| JANET P LEPRO FUNDED<br>REVOCABLE TRUST   |                       |                     |         |
| KEPPELL ROSE M AKA                        | KEPPELL ROSE M AKA    | PRESTON TOWNSHIP    |         |
| COSS ROSE KEPPEL AKA                      | COSS ROSE KEPPEL AKA  |                     |         |
| KEPPELL ROSE M EXR AKA                    | CAIATI ASTRID M AKA   |                     |         |
| COSS ROSE KEPPEL EXR AKA                  | CAIATI ASTRID AKA     |                     |         |
| FAGAN ELLEN P EST AKA                     |                       |                     |         |
| FAGAN ELLEN EST AKA                       |                       |                     |         |
| CAIATI ASTRID M AKA                       |                       |                     |         |
| CAIATI ASTRID M EXR AKA                   |                       |                     |         |

|                                                                                                                                                           |                                                                                                                     |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| CAIATI ASTRID AKA                                                                                                                                         |                                                                                                                     |                                              |
| CAIATI ASTRID EXR AKA                                                                                                                                     |                                                                                                                     |                                              |
| LEPRO EILEEN G                                                                                                                                            | CHAPLIN DAVID A<br>LEPRO EILEEN G                                                                                   | PRESTON TOWNSHIP                             |
| EGIPCIAO REINALDO JR                                                                                                                                      | FAIRWAY CONSTRUCTION NINE LLC<br>FAIRWAY CONSTRUCTION NINE<br>L L C                                                 | LAKE TOWNSHIP<br><br>LOT 4329                |
| LAPKA NATHAN<br>LAPKA KELSEY                                                                                                                              | LAPKA NATHAN                                                                                                        | CLINTON TOWNSHIP 2                           |
| GALUSKA JUANITA F                                                                                                                                         | WALSH THOMAS JIII<br>WALSH ALISON R                                                                                 | DYBERRY TOWNSHIP<br><br>LOT 22               |
| FRANCESKI JOSEPH P JR AKA<br>FRANCESKI JOSEPH P AKA<br>FRANCESKI DEBORAH<br>FRANCESKI MICHAEL<br>FRANCESKI BERNADETTE BY POA<br>FRANCESKI JOSEPH P JR POA | FRANCESKI FAMILY HOLDINGS                                                                                           | CLINTON TOWNSHIP 2                           |
| M & J DEVELOPMENT GROUP                                                                                                                                   | FRANCESKI FAMILY HOLDINGS                                                                                           | CLINTON TOWNSHIP 2                           |
| REVELEY RANDOLPH F                                                                                                                                        | REVELEY RANDOLPH F                                                                                                  | LAKE TOWNSHIP                                |
| HANKINS PAUL C<br>HANKINS MARY G                                                                                                                          |                                                                                                                     |                                              |
| REVELEY RANDOLPH F                                                                                                                                        | HARDICK FLOYD                                                                                                       | LAKE TOWNSHIP                                |
| HANKINS PAUL C<br>HANKINS MARY G                                                                                                                          | HARDICK NANCY VALEE                                                                                                 | <br>LOT 11 WR                                |
| REVELEY RANDOLPH F                                                                                                                                        | HANKINS PAUL C                                                                                                      | LAKE TOWNSHIP                                |
| HANKINS PAUL C<br>HANKINS MARY G                                                                                                                          | HANKINS MARY G                                                                                                      | <br>LOT 5 WR                                 |
| BARNES JOSEPH C<br>BARNES ANNE D<br>BARNES ELLIOT J<br>BARNES DAVID S<br>BARNES AVIS Y<br>BARNES PAULINE P                                                | HENRY ALAN F<br>CARLSON KAREN A<br>DUNN WILLIAM G<br>DUNN CAROL H<br>DUNN CARL A<br>DUNN MELISSA A<br>HENRY DORIE J | BERLIN TOWNSHIP<br><br><br><br><br><br>LOT 3 |
| MOYLE CRAIG S                                                                                                                                             | PETRUZZI JOSEPH J<br>PETRUZZI DONNA M                                                                               | CLINTON TOWNSHIP 1                           |
| NORMAN PATRICIA<br>BELKNAP VERAMAE                                                                                                                        | BLOCK JOHN<br>BLOCK MARGARET                                                                                        | HONESDALE BOROUGH<br><br>LOT 7               |
| YEDINAK JOSEPH J AKA<br>YEDINAK JOSEPH J JR AKA<br>YEDINAK BEVERLY M                                                                                      | YEDINAK BEVERLY M<br>YEDINAK JOSEPH J                                                                               | SALEM TOWNSHIP<br><br>LOT 2R                 |
| KAY MICHAEL L<br>KAY BONNIE T                                                                                                                             | KAY MICHAEL L TR<br>MICHAEL L KAY TRUST AGREEMENT<br>KAY BONNIE T TR<br>BONNIE T KAY TRUST AGREEMENT                | DAMASCUS TOWNSHIP                            |
| OLVER DEBORAH J<br>PATTEN JEREMY<br>PATTEN HEIDI                                                                                                          | PATTEN JEREMY<br>PATTEN HEIDI                                                                                       | BERLIN TOWNSHIP<br><br>LOT B                 |
| OLVER DEBORAH J<br>PATTEN JEREMY<br>PATTEN HEIDI                                                                                                          | OLVER DEBORAH J                                                                                                     | BERLIN TOWNSHIP<br><br>LOT A                 |
| KASTLER HERTHA M                                                                                                                                          | KASTLER HERTHA M                                                                                                    | BERLIN TOWNSHIP                              |

|                                  |                             |                    |          |
|----------------------------------|-----------------------------|--------------------|----------|
| KASTLER HERTHA M                 | KASTLER HERTHA M            | BERLIN TOWNSHIP    |          |
| HEINLY NATHAN R                  | MCKENZIE CASEY A            | BETHANY BOROUGH    |          |
| HEINLY SARAH                     |                             |                    |          |
| LASKY PAULA ADM AKA              | LEVINE JENNIFER ELLEN       | TEXAS TOWNSHIP 3   |          |
| LASKY PAULA MARION ADM AKA       | BROWER PAUL B               |                    |          |
| SCHAFER WENDY M EST AKA          |                             |                    |          |
| SCHAFER WENDY MARION             |                             |                    |          |
| EST AKA                          |                             |                    | LOT 18   |
| HAMILTONDIXON ANN LOUISE         | BUTLER WAYNE                | STERLING TOWNSHIP  |          |
| DIXON ANN LOUISE HAMILTON        | BUTLER JILL                 |                    |          |
| HAMILTON LYNN CAROL              |                             |                    |          |
| SCOTTI RICHARD E                 |                             |                    |          |
| HAMILTON THOMAS WOODROW          |                             |                    |          |
| HAMILTON JAMES ROBERT            |                             |                    |          |
| HAMILTON REBECCA JANE            |                             |                    |          |
| HILL ANDREW                      | IOVINE JENNIFER CATHERINE   | SALEM TOWNSHIP     | LOT 491  |
| SCHLIER JIMMY ALLEN AKA          | CLAUSS WILLIAM P            | PAUPACK TOWNSHIP   |          |
| SCHLIER JIMMY ALLEN SR AKA       | PITTENGERCLAUSS ABBIGALE E  |                    |          |
| SCHLIER LINDA S                  | CLAUSS ABBIGALE E PITTENGER |                    |          |
| CONWAY BERNADETTE                | CONWAY BERNADETTE           | BERLIN TOWNSHIP    |          |
|                                  | MURPHY TIERNAN R            |                    |          |
|                                  | MURPHY ASHLEY M             |                    | LOT G    |
| CARDINALE CHRISTOPHER            | CARDINALE CHRISTOPHER TR    | PAUPACK TOWNSHIP   |          |
| CARDINALE LISA                   | CARDINALE LISA TR           |                    |          |
|                                  | CARDINALE FAMILY TRUST      |                    | LOT 140  |
| MCDEVITT ROBERT P                | MCDEVITT ROBERT P           | HAWLEY BOROUGH     |          |
|                                  | MCDEVITT MARGARET M         |                    |          |
| KASTLER HERTHA M                 | SINGH KAMALJIT              | BERLIN TOWNSHIP    |          |
| BOOTH'S ERIC C                   | BOOTH'S ANGELA D            | LAKE TOWNSHIP      |          |
| BOOTH'S ANGELA D                 | BOOTH'S ERIC C              |                    |          |
| BOOTH'S ERIC C                   | BREYMEIER BILLYRAY          | LAKE TOWNSHIP      |          |
| BOOTH'S ANGELA D                 |                             |                    | LOT 1    |
| DODDS LILLIAN M AKA BY AGENT     | MALVETTI FRANK              | LAKE TOWNSHIP      |          |
| DODDS LILLIAN MARIE AKA BY AGENT |                             |                    |          |
| DODDS JOHN FRANCIS JR AGENT      | MALVETTI DEBORAH S          |                    | LOT 1845 |
| VALENTI KAREN EXR                | DEXTER JONATHAN             | DAMASCUS TOWNSHIP  |          |
| DEXTER GARY R EXR                | DEXTER MALYN D              |                    |          |
| DEXTER HELEN G EST AKA           |                             |                    |          |
| DEXTER HELEN EST AKA             |                             |                    |          |
| EZDEBSKI KIMBERLY EXR            | KORDOSKY STEVEN             | CLINTON TOWNSHIP 1 |          |
| KORDOSKY DARCY EST AKA           |                             |                    |          |
| KORDOSKY DARCY JOSEPH            |                             |                    |          |
| EST AKA                          |                             |                    |          |
| LI KOIDE FAMILY                  | PENNYVORKKO LLC             | SCOTT TOWNSHIP     |          |
|                                  | PENNYVORKKO L L C           |                    |          |
| SIRACUSA JEREMY                  | SIRACUSA JOHN A             | LAKE TOWNSHIP      | LOT 2858 |
| MCELHENNY ROBERT JEST            | JAT HUNTING                 | DREHER TOWNSHIP    |          |
| MCELHENNY ROBERT J ADM           |                             |                    |          |
| SARGENT SUSAN D                  | SARGENT SUSAN D             | DAMASCUS TOWNSHIP  |          |

|                                                                                                      |                                                      |                      |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------|
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