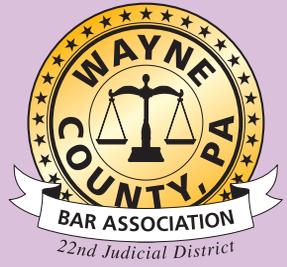


WAYNE COUNTY BAR ASSOCIATION



February 13, 2026  
Vol. 15, No. 51  
Honesdale, PA

# OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*Judge*

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



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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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---

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

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

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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
Petition for Change of Name	\$75
Estate Notice (3-time insertion)	\$125
Orphans Court; Accounting on Estates (2-time insertion)	\$75

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
Emailed Copy	Free
<i>Individual copies available for \$5 each Subscription Year: March–February</i>	
<i>Prorated subscriptions available</i>	

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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

**Magisterial District Judges**

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**

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**Chief Public Defender**

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**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*

**Incorporation Notices, Fictitious  
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.

## General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval  
Subject to space availability  
Credit Cards accepted—Mastercard and Visa only.  
Prices are based upon your advertisement  
submitted camera-ready or via email in PDF  
or JPG format.

*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.

## Contact for Advertising Details:

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	One Insertion	Quarterly (3 Issues)	Semi-Annual (6 Issues)	Annual (12 Issues)
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

One Issue \$5 per issue  
Mailed Copy \$100 per year  
Emailed Copy \$50 per year  
Mailed & Emailed Copies \$125 per year



Full Page:  
4"W X 7"H

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4"W X 3 1/2"H

Quarter Page:  
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*

---

**ESTATE NOTICES**

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

---

**ESTATE NOTICE**

Estate of Theresa Ann Brawdy  
AKA Theresa A. Brawdy AKA  
Theresa Brawdy  
Late of Honesdale Borough  
ADMINISTRATOR  
Heather Brawdy  
712 Maple Ave.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/13/2026 • 2/20/2026 • 2/27/2026**

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**NOTICE OF  
DECEDENT'S ESTATE**

**NOTICE IS HEREBY GIVEN** that **Letters of Administration** have been granted in the Estate of Charles Richard Pratt, late of Clinton Township, Wayne County, Pennsylvania (died April 2, 2020). All persons indebted to the Estate are requested to make payment,

and those having claims or demands are to present same, without delay, to Administratrix, Edith Ann Wormsley, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

**JOHN J. LAWLER, JR., ESQUIRE**

**2/13/2026 • 2/20/2026 • 2/27/2026**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN** that Letters Testamentary have been granted in the estate of Robert J. Small, late of Beach Lake, Wayne County, PA, Date of death May 5, 2025. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

**2/13/2026 • 2/20/2026 • 2/27/2026**

---

**ESTATE NOTICE**

Estate of Phillip J. Carpenter  
Late of Lake Township  
EXECUTOR  
Emily A. Zeiler  
PO Box 164  
Lake Ariel, PA 18436

**ATTORNEY**

Gregory & Associates, P.C.  
307 Erie Street  
Honesdale, PA 18431

**2/6/2026 • 2/13/2026 • 2/20/2026**

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued in the Estate of David Richard Baldo a/k/a David Baldo a/k/a David R. Baldo, who died February 1, 2024, late resident of Salem Township, Wayne County, PA to Pamela J. Baldo. 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 Administratrix, c/o Howell Moran PLLC, 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
Howell Moran PLLC  
Attorney for the Estate

**2/6/2026 • 2/13/2026 • 2/20/2026**

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**ESTATE NOTICE**

Nina B. Schulder a/k/a Nina Schulder, Deceased. Late of Honesdale Borough, Wayne County, PA. D.O.D. 12/9/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Dan Aaron Schulder, Executor, c/o

David M. Brown, Esq., 1650 Market St., Ste. 2800, Phila., PA 19103. Atty.: David M. Brown, Cozen O'Connor, 1650 Market St., Ste. 2800, Phila., PA 19103.

**2/6/2026 • 2/13/2026 • 2/20/2026**

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**ESTATE NOTICE**

Elizabeth Kelly, Deceased. Late of Damascus Twp., Wayne County, PA. D.O.D. 5/5/25. Letters Testamentary on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Valerie Kelly Albano (a/k/a Valerie K. Albano, Valerie Albano), Executrix, c/o Robert T. Kelly, Jr., Esq., 425 Biden St., #200, Scranton, PA 18503. Atty.: Robert T. Kelly, Jr., Myers, Brier & Kelly, LLP, 425 Biden St., #200, Scranton, PA 18503

**1/30/2026 • 2/6/2026 • 2/13/2026**

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**OTHER NOTICES**

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**NOTICE**

Notice is hereby given that SPRINTER VAN LINES INC, a corporation organized under the laws of the State of NEW YORK, with its principal office located at 1057 POCONO DR, GOULDSBORO, PA 18424, will file/has filed a Foreign Registration Statement with the Department of

State of the Commonwealth of Pennsylvania on 1/15/2026 for the purpose of obtaining a Certificate of Authority to do business in the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended. The registered office in Pennsylvania is 1057 POCONO DR, GOULDSBORO, PA 18424

**2/13/2026**

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**AMENDED ARTICLES OF INCORPORATION**

Nonprofit Corporation Notice is hereby given that Amended Articles of Incorporation were filed with the Pennsylvania Department of State, on 12/15/2025, with respect to a nonprofit corporation, Thrive Sensory Studio Corporation.

**2/13/2026**

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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  
FEBRUARY 25, 2026**

By virtue of a writ of Execution instituted by: CARRINGTON MORTGAGE SERVICES, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the

25th 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 lot, parcel or piece of ground situate in the Township of Sterling, County of Wayne and Commonwealth of Pennsylvania, being Lot Number 51, Section 6, Maverick Trail, as shown on Map of Pocono Springs Estates, Inc., on file in the Recorder's Office at Honesdale, Pennsylvania in Plat Book No. 13 at Page 28. ERRONEOUSLY RECITED as Plot Book 14, Page 189 in Previous Owner's Deed.

BEING THE SAME premises which James R. Sherrer, Jr. and Donna M. Sherrer, husband and wife, by deed dated December 11, 2021 and recorded December 23, 2021 in the Office for the Recording of Deeds, Wayne County, Honesdale, PA in Deed Book Volume 6053, Page 100, granted and conveyed unto Donna M. Sherrer, sole owner, the Grantor hereof, in fee.

WHEREIN this prior deed in the chain of title erroneously listed the marital status of James R. Sherrer and Donna M. Sherrer as husband and wife, where their correct marital status at the time of conveyance was Divorced.

THE SAME Donna M. Sherrer and James R. Sherrer were divorced from the bonds of matrimony on

July 1, 2013 by virtue of a Divorce Decree docketed in Wayne County, Pennsylvania to Docket Number 486 DR 2009. A Divorce Master's Report filed on March 27, 2013 to the same docket number is incorporated in full into the Decree, and vests sole ownership in said property to Donna M. Sherrer, Grantor herein.

TOGETHER WITH all rights of way and UNDER and SUBJECT to all covenants, reservations, restrictions, easements, and conditions of record, as found in the chain of title and as attached as Exhibit "A".

BEING KNOWN AS: 1088  
MAVERICK TRAIL,  
NEWFOUNDLAND, PA 18445

PROPERTY ID: 26-0-0006-0011

TITLE TO SAID PREMISES IS VESTED IN KEVIN FRANCIS COMLY AND FELICITY MAXINE POPE, AS JOINT TENANTS BY DEED FROM DONNA M. SHERRER, SOLE OWNER, DATED JANUARY 20, 2022 RECORDED FEBRUARY 1, 2022 IN BOOK NO. 6075, AT PAGE 155

Seized and taken in execution as property of:  
Kevin Francis Comly 1088  
Maverick Trail  
NEWFOUNDLAND PA 18445  
Felicity Maxine Pope 1088  
Maverick Trail  
NEWFOUNDLAND PA 18445

Execution No. 646-Civil-2025  
Amount Due: \$153,734.15 Plus  
additional costs

December 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.

Queen Stewart Esq.

**1/30/2026 • 2/6/2026 • 2/13/2026**

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

By virtue of a writ of Execution instituted by: Wintrust Mortgage, a Division of Barrington Bank & Trust Co., N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March,

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 tract or parcel of land, situated in Lake Township, County of Wayne, Commonwealth of Pennsylvania, known as Lot 1866, Section 16 of The Hideout a subdivision situated in the Township of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, Page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971, in Plat Book 5, page 66; May 10, 1971, in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96 through 104, as amended and supplemented.

SUBJECT to all easements, covenants, conditions and restrictions of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated May 11, 1970 as amended and supplemented.

SUBJECT to the same exceptions, conditions, reservations, restrictions, covenants, easements and rights-of-prior

deeds forming the chain of title.

BEING KNOWN AS: 1866  
WINDEMERE LANE, LAKE  
ARIEL, PA 18436

PROPERTY ID: 12-0-0025-0090

TITLE TO SAID PREMISES IS VESTED IN THOMAS BRENKUS BY DEED FROM CHRISTOPHER GERMANO AND MARGARET GERMANO, HER HUSBAND, DATED SEPTEMBER 5, 2018 RECORDED SEPTMEBER 12, 2018 IN BOOK NO. 5370, AT PAGE 37

Seized and taken in execution as property of:  
Thomas Brenkus 134 Glen Haven Road ROCHESTER NY 14609

Execution No. 244-Civil-2025  
Amount Due: \$209,069.87 Plus additional costs

December 11, 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.

Danielle R. Dreier Esq.

2/6/2026 • 2/13/2026 • 2/20/2026

---

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

By virtue of a writ of Execution instituted by: Equity Prime Mortgage LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 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 in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and bounded and described as follows:

**FIRST PARCEL:**

BEGINNING at a stake and stones corner; thence along line of land of Marshall Keesler and N. Conklin, South 18 chains and 84 links to a stake and stones corner the same being also corner of lands late of Oliver Prosser; thence West 23

chains and 95 links to a stake and stones corner; thence North 19 chains and 15 links to a stake and stones corner and thence along line of land of Marshall Keesler, South 89° East, 23 chains and 97 links to the place of BEGINNING.

CONTAINING 38-7/10 acres be the same more or less.

**SECOND PARCEL:**

BEGINNING at the Southeast corner of Lot No. 1 and Northeast corner of Lot No. 2 in the subdivision line of the 'Sweigert Lots' and in the East line of the original survey; thence South 13 chains and 85 links to a corner between Lots No. 2 and No. 3; thence West along the line between said Lots No. 2 and No. 3, about 58 rods and 4 feet to a corner; thence North 13 chains and 85 links to a corner in the line between Lot No. 1 and Lot No. 2; thence East along the line between Lots No. 1 and No. 2 about 58 rods and 4 feet to the place of BEGINNING.

Said lot hereby conveyed to contain exactly 20 acres of land.

A description of the two above parcels in accordance with a survey made June, 1968, by John A. Bodnar, is as follows:

BEGINNING in the Southeastern corner of a parcel of land this day conveyed by Kenneth Deighton and Mildred Deighton, his wife, to Joseph Csejka, single, Harold Nash

and Frieda Nash, his wife, as joint tenants, being also in the center of Township Road No. 553; thence along the center of the said Township Road No. 553, the following seven (7) courses and distances: North 66° 35' West, 220 feet; thence North 73° West, 100 feet; thence North 79° West, 120 feet; thence North 80° West, 200 feet; thence North 74° 55' West, 200 feet; thence North 70° 23' West, 100 feet; thence North 67° 25' West, 100 feet to corner in line of lands now or formerly of Godfrey Hadbafnick; thence North 5° 35' East, 810 feet; thence North 83° 15' West, 370 feet; thence North 10° 39' East, 1,283 feet to the line of lands now or formerly of Donald Kramer, et ux, thence South 84° 5' East, 1,300 feet to a corner in a line of land now or formerly of Ainsley Keesler; thence along the said Keesler, South 5° 25' West, 690 feet to a corner; thence South 85° 30' West, 13 feet to a corner in line of lands now or formerly of George Kuehnel in the center of a dirt road; thence along the center of the said dirt road the following four (4) courses and distances: South 5° 25' West, 567 feet; thence South 6° 5' West, 300 feet; thence South 5° 35' West, 616 feet; thence South 43° East, 96 feet to the place of BEGINNING.

CONTAINING 60 acres of land, be the same more or less.

EXCEPTING AND RESERVING out of the above-described lands the following described parcel:

BEGINNING in the center of Township Road No. 553 in the Southern line of lands now or formerly of Godfrey Hadbafnick; thence along the center of said Township Road No. 553 the following five (5) courses and distances: South 67° 25' East, 100 feet; thence South 70° 25' East, 100 feet; thence South 74° 55' East, 200 feet; thence South 80° East, 200 feet; thence South 79° East, 120 feet to a corner; thence North 84° 25' West, 700 feet to a corner; thence North 5° 35' East, 104 feet to the place of BEGINNING.

ALSO GRANTING AND CONVEYING to Joseph Csejka, single and Harold Nash and Frieda Nash, his wife, as joint tenants and not as tenants in common with all the incidents known to joint tenancy at law, including the right of survivorship, the following described parcel of land which Kenneth Deighton and Mildred Deighton, his wife, by deed dated August 3, 1968 and recorded in Wayne County in Deed Book No. 245 at Page 776, bounded and described as follows:

BEGINNING in Township Road No. 553 where the said Township Road intersects with Highway Route No. 63100; thence along the said Township Road, North 66° 35' West, 220 feet to a corner; thence North 73° West, 100 feet to a corner; thence South 84° 25' East, 312 feet to a corner in the center of a dirt road; thence along the center of the said dirt road, South 43° 96' to the place of BEGINNING.

BEING THE SAME PREMISES which Robert M. Cowan, Executor of the Will of Michele Wendy Schuchman a/k/a Michele Schuchman, late, by Deed dated November 20, 2020 and recorded November 23, 2020 in the Office of the Recorder of Deeds in and for Wayne County in Instrument No. 202000008590, Deed Book Volume 5768, Page 95, granted and conveyed unto Robert M. Cowan.

Robert M. Cowan departed this life on March 5, 2024.

Seized and taken in execution as property of:  
Estate of Robert M Cowan 349 Steiner Rd DAMASCUS PA 18415  
Any and All Unknown Heirs, Successors and Assigns, Representatives, Deises, and All Persons, Firms or Associations Claiming Right Title or Interest from or under the Estate of Robert M Cowan, Deceased 349 Steiner Rd  
DAMASCUS PA 18415

Execution No. 451-Civil-2024  
Amount Due: \$464,170.17 Plus additional costs

January 8, 2026  
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.

Gregory Javardian, Esq.

2/6/2026 • 2/13/2026 • 2/20/2026

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**SHERIFF'S SALE  
MARCH 11, 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 11th day of March, 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 piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

FIRST: Lot numbered seventy-seven (77) in Division 5, Hawley

Wood Development, No. 2, having fifty (50) feet frontage on Second Road; one hundred (100) feet on Lot No. 78; fifty (50) feet on Lot No. 86 and one hundred (100) feet on Lot No. 76.

SECOND: Being a lot fifty (50) feet in front and rear and one hundred (100) feet in depth, front on Second Road in Division 5 of Hawleywood Development No. 2, and being bounded on the North by Lot No. 87 in said Division No. 5; on the East by Lot No. 75 in said Division No. 5; on the South by Second Road; and on the West by Lot No. 77 in said Division No. 5; and Being Lot No. 76 in Division 5 of Hawleywood Development No. 2.

UNDER AND SUBJECT to Conditions and Restrictions of Record.

TITLE TO SAID PREMISES VESTED IN Kenneth A. Parlatore , by Deed from George E. Zellmer and Joan M. Zellmer , dated February 6, 2004, recorded February 26, 2004, Instrument Number 200400002092.

TAX PARCEL NOS.: 19-0-0013-0131 & 19-0-0013-0132

ADDRESS BEING KNOWN AS: 9 2nd Road, Hawley, PA 18428

Seized and taken in execution as property of:  
Kenneth A Parlatore 9 2nd Rd  
HAWLEY PA 18428

Execution No. 566-Civil-2025  
Amount Due: \$133,386.80 Plus additional costs

December 12, 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.**

Jared M Greenberg Esq.

**2/13/2026 • 2/20/2026 • 2/27/2026**

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## CIVIL ACTIONS FILED

FROM JANUARY 24, 2026 TO JANUARY 30, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2013-20209	VALVERDE CHRISTOPHER L	1/27/2026 1:36	SATISFACTION	—
2013-20209	GIOVAGNOLI CHRISTOPHER A/K/A	1/27/2026 1:36	SATISFACTION	—
2019-00248	BELL MARK A	1/29/2026 10:54	VACATE JUDGMENT	—
2021-20102	MCHUGH JOHN	1/27/2026 1:36	SATISFACTION	—
2022-20462	CLARKE GRACE	1/27/2026 11:18	SATISFACTION	—
2023-20473	CLARKE GRACE	1/27/2026 11:18	SATISFACTION	—
2024-00621	MACALUSO NINA	1/27/2026 10:56	DEFAULT JUDGMENT	4,121.12
2024-00671	THE DIME BANK GARNISHEE-DISSOLVED 1/29/26	1/29/2026 11:05	DISCT. ATTACHMT.EXEC	—
2024-20692	CLARKE GRACE	1/27/2026 11:18	SATISFACTION	—
2024-20718	RUNNE JASON C	1/29/2026 1:20	SATISFACTION	—
2025-00280	HULL JON G A/K/A	1/30/2026 11:56	DEFAULT JUDG IN REM	63,378.35
2025-00280	HULL JOHN KNOWN HEIR OF NEIL MURPHY DEC	1/30/2026 11:56	DEFAULT JUDG IN REM	63,378.35
2025-00280	OVERBECK VICKI LYNN KNOWN HEIR OF NEIL MURPHY DEC	1/30/2026 11:56	DEFAULT JUDG IN REM	63,378.35
2025-00280	UNKNOWN HEIRS SUCCESSIONS ASSIGN & ALL PERSONS FIRMS OR ASSOC	1/30/2026 11:56	DEFAULT JUDG IN REM	63,378.35
2025-20404	CLARKE GRACE	1/27/2026 11:18	SATISFACTION	—
2025-20694	YOUNG RICHARD	1/28/2026 11:56	SATISFACTION	365.14
2025-20694	YOUNG IRENE	1/28/2026 11:56	SATISFACTION	365.14
2025-20737	BREIDENSTEIN PAUL	1/28/2026 11:56	SATISFACTION	340.14
2025-20737	BREIDENSTEIN MIKE	1/28/2026 11:56	SATISFACTION	340.14
2025-20841	IRONWOOD PROPERTY MANAGEMENT	1/28/2026 11:56	SATISFACTION	1,023.34
2026-20024	WALLACE TIMOTHY L	1/27/2026 1:36	JUDGMENT	2,127.75
2026-20025	STROBEL DAWN	1/27/2026 1:36	JUDGMENT	1,675.75
2026-20026	KELLY SAMANTHA LYN	1/27/2026 1:36	JUDGMENT	1,623.75
2026-20027	MONICO EVAN M	1/27/2026 1:36	JUDGMENT	1,234.25
2026-20028	WARWICK CHRISTINA	1/27/2026 1:36	JUDGMENT	1,452.75
2026-20029	WORMUTH CHRISTOPHER	1/27/2026 1:36	JUDGMENT	4,217.75
2026-20030	WILKES PAULA	1/27/2026 1:36	JUDGMENT	23,578.81
2026-20031	NAWROCKI ALLEN	1/28/2026 10:58	MUNICIPAL LIEN	3,281.50
2026-20032	BENDER JENNIFER M	1/28/2026 12:28	MUNICIPAL LIEN	405.66
2026-20032	ROSENBERGER RALPH W	1/28/2026 12:28	MUNICIPAL LIEN	405.66
2026-20033	SMITH CARL S	1/28/2026 12:28	MUNICIPAL LIEN	347.89
2026-20034	SCOFIELD EMMANUEL H	1/28/2026 12:28	MUNICIPAL LIEN	381.62
2026-20035	HAUN GARY J	1/28/2026 12:29	MUNICIPAL LIEN	359.74

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

2026-20036	ECKERL NANCY A SLATER	1/28/2026 12:29	MUNICIPAL LIEN	346.14
2026-20036	SLATER NANCY A ECKERL	1/28/2026 12:29	MUNICIPAL LIEN	346.14
2026-20036	ECKERL FRANK	1/28/2026 12:29	MUNICIPAL LIEN	346.14
2026-20037	SPAGNOLA MICHAELE	1/29/2026 1:05	JP TRANSCRIPT	2,032.25
2026-20038	PRICE WILLIAM	1/29/2026 1:20	JUDGMENT	2,677.80
2026-20039	JAVITZ MATTHEW J	1/29/2026 1:21	JUDGMENT	2,371.53
2026-90004	MILLER ELWOOD L ESTATE	1/30/2026 10:45	ESTATE CLAIM	3,070.64

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00037	CAPTIAL ONE N A SUCCESSOR BY MERGER TO DISCOVER BANK	PLAINTIFF	1/27/2026	—
2026-00037	CORNWELL EVELYN	DEFENDANT	1/27/2026	—
2026-00038	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	1/27/2026	—
2026-00038	MATTIELLO VINCENT A/K/A	DEFENDANT	1/27/2026	—
2026-00038	MATTIELLO VINCENT A	DEFENDANT	1/27/2026	—
2026-00039	CAPITAL ONE N A SUCCESSOR BY MERGER TO DISCOVER BANK	PLAINTIFF	1/27/2026	—
2026-00039	HOBENCAMP RICHARD	DEFENDANT	1/27/2026	—
2026-00043	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	1/28/2026	—
2026-00043	SCHAFFER ERIC	DEFENDANT	1/28/2026	—
2026-00048	CITIBANK N A	PLAINTIFF	1/30/2026	—
2026-00048	LAWRENCE LUCIA	DEFENDANT	1/30/2026	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00046	WAYNE MEMORIAL HOSPITAL D/B/A	PLAINTIFF	1/29/2026	—
2026-00046	WAYNE WOODLANDS MANOR	PLAINTIFF	1/29/2026	—
2026-00046	SICKLER TONYA D ORR	DEFENDANT	1/29/2026	—
2026-00046	ORR SICKER TONYA	DEFENDANT	1/29/2026	—
2026-00046	KOENINGFEST GENNA INDIVIDUALLY & RESIDENT REPRES	DEFENDANT	1/29/2026	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00040	BERLIN TOWNSHIP	PLAINTIFF	1/27/2026	—
2026-00040	DESIMONE JOHN F	DEFENDANT	1/27/2026	—
2026-00040	DESIMONE DONNA M	DEFENDANT	1/27/2026	—
2026-00042	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	1/28/2026	—
2026-00042	SCHNEIDER DONALD	DEFENDANT	1/28/2026	—
2026-00044	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	1/29/2026	—
2026-00044	GUALBERTO CLAUDIA ROCHA	DEFENDANT	1/29/2026	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00049	U S BANK TRUST COMPANY NATIONAL ASSOCIATION	PLAINTIFF	1/30/2026	—
2026-00049	DAVIS JEFFREY W	DEFENDANT	1/30/2026	—

**REAL PROPERTY — QUIET TITLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00045	PAUPEROWICZ JOANNA	PLAINTIFF	1/29/2026	—
2026-00045	PAUPEROWICZ WES	PLAINTIFF	1/29/2026	—
2026-00045	KOWALSKA DANUTA	PLAINTIFF	1/29/2026	—
2026-00045	TUROWSKI JACEK	PLAINTIFF	1/29/2026	—
2026-00045	BARTHOLOMEW KEN	PLAINTIFF	1/29/2026	—
2026-00045	SABADO MARGARET	PLAINTIFF	1/29/2026	—
2026-00045	KOWALSKA JESSICA	PLAINTIFF	1/29/2026	—
2026-00045	TUROWSKI JACEK	PLAINTIFF	1/29/2026	—
2026-00045	L & M ENTERPRISES INC	DEFENDANT	1/29/2026	—

**TORT — MOTOR VEHICLE**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00050	RUMSEY RACHEL	PLAINTIFF	1/30/2026	—
2026-00050	CANDELA MADISON	DEFENDANT	1/30/2026	—
2026-00050	CANDELA THOMAS	DEFENDANT	1/30/2026	—
2026-00050	SPRY AVIANA	DEFENDANT	1/30/2026	—
2026-00050	SPRY DAVID	DEFENDANT	1/30/2026	—
2026-00050	USAA INSURANCE COMPANY	DEFENDANT	1/30/2026	—

**TORT — OTHER**

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00047	PUGH LOIS J	PLAINTIFF	1/30/2026	—
2026-00047	ON THE ROAD AGAIN AUTO SALES LLC	DEFENDANT	1/30/2026	—
2026-00047	MELE RALPH	DEFENDANT	1/30/2026	—

**MORTGAGES AND DEEDS**

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*RECORDED FROM JANUARY 19, 2026 TO JANUARY 23, 2026  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**MORTGAGES**

Information: 248,270.00 Mortgagor: BARNES, RICHARD 2 - MARKS, MELODY	Consideration: \$248,270.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 46,204.00 Mortgagor: HALL, REBECCA LYNN	Consideration: \$46,204.00 Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 100,000.00 Mortgagor: SANDERS, MARY C	Consideration: \$100,000.00 Mortgagee: PNC BANK 2 - P N C BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HAWLEY BOROUGH
Information: 284,075.00 Mortgagor: HULSE, DAN AKA 2 - HULSE, DANIEL L AKA 3 - HULSE, SHARON AKA 4 - HULSE, SHARON A AKA	Consideration: \$284,075.00 Mortgagee: LOWER 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 279,837.00 Mortgagor: RIZZIERI, ASHLEY 2 - DEVOE, JAMES	Consideration: \$279,837.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 200,000.00 Mortgagor: SAMSON, SHAWN 2 - SAMSON, MARY LOU	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 223,200.00 Mortgagor: DIFRANCO, DEBRA L	Consideration: \$223,200.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 267,250.00 Mortgagor: CONKLIN, ARTHUR 2 - CONKLIN, CAROLINE	Consideration: \$267,250.00 Mortgagee: CITIZENS & NORTHERN BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP

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

Information: 140,000.00 Mortgagor: MILLER, JULIANNE 2 - HEBRON, ROBERT	Consideration: \$140,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: 150,915.00 Mortgagor: RIVERO, YOLANDA	Consideration: \$150,915.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: 152,000.00 Mortgagor: TROUTMAN, CAROL 2 - TROUTMAN, MARK	Consideration: \$152,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: 192,000.00 Mortgagor: RAFFERTY, BRITTANY A 2 - RAFFERTY, WILLIAM JOSEPH III 3 - MIMNAUGH, DAWN	Consideration: \$192,000.00 Mortgagee: HORIZON FARM CREDIT
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CANAAN TOWNSHIP
Information: 188,000,000.00 Mortgagor: ISLAND LAKE LANDCO LLC 2 - ISLAND LAKE LANDCO L L C	Consideration: \$188,000,000.00 Mortgagee: MISHMERET TRUST SERVICES
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SCOTT TOWNSHIP

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Information: 188,000,000.00 Mortgagor: LAVLAND LLC 2 - LAVLAND L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$188,000,000.00 Mortgagee: MISHMERET TRUST SERVICES  Municipality BUCKINGHAM TOWNSHIP
Information: 244,882.00 Mortgagor: HERBSTER, TRISTAN 2 - REISKY, MIGNON SYLVIA  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$244,882.00 Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC 2 - VILLAGE CAPITAL & INVESTMENT L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality DAMASCUS TOWNSHIP
Information: 229,548.00 Mortgagor: GLASSCOCK, MICHAEL JAMES 2 - CONNOR, KELLI JEAN  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$229,548.00 Mortgagee: NATIONSTAR MORTGAGE LLC 2 - NATIONSTAR MORTGAGE L L C 3 - MR COOPER 4 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality CHERRY RIDGE TOWNSHIP
Information: 120,000.00 Mortgagor: TABOR, MARIA E  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$120,000.00 Mortgagee: PNC BANK 2 - P N C BANK  Municipality PAUPACK TOWNSHIP
Information: 225,000.00 Mortgagor: MISKOVSKY, BERNADETTE 2 - MISKOVSKY, EDWARD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$225,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality PAUPACK TOWNSHIP
Information: 175,205.00 Mortgagor: SEEGER, DAWN 2 - SMITH, DIANA  3 - HILL, BONNIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,205.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality PRESTON TOWNSHIP
Information: 57,997.00 Mortgagor: GIBBS, COREY  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$57,997.00 Mortgagee: NBT BANK 2 - N B T BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LAKE TOWNSHIP
Information: 130,000.00 Mortgagor: DORN, JOHN J 2 - DORN, BARBARA F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$130,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality HAWLEY BOROUGH
Information: 216,015.00 Mortgagor: ORQUIA, MARIA B  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$216,015.00 Mortgagee: SOCIETY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality HONESDALE BOROUGH
Information: 103,120.00 Mortgagor: WONESKY, THOMAS S AKA 2 - WONESKY, THOMAS AKA  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$103,120.00 Mortgagee: WEST CAPITAL LENDING INC 2 - DART COLLATERAL MANAGER LLC 3 - D A R T COLLATERAL MANAGER L L C  Municipality BERLIN TOWNSHIP

Information: 80,000.00 Mortgagor: NAGLE, FRANCIS J 2 - NAGLE, NANCY C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$80,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality CLINTON TOWNSHIP 1
Information: 100,000.00 Mortgagor: ROTELLA, ARIS CABEL 2 - ROTELLA, LAURA DRAKE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality HAWLEY BOROUGH
Information: 30,000.00 Mortgagor: WETHERILL, ROBERT L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 40,000.00 Mortgagor: DIX, DIXIE PRUSIK Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Consideration: \$40,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BUCKINGHAM TOWNSHIP SCOTT TOWNSHIP
Information: 128,000.00 Mortgagor: FITZGERALD, CYNTHIA M 2 - FITZGERALD, ANDREW P  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$128,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LAKE TOWNSHIP
Information: 619,500.00 Mortgagor: TA INVESTMENT LLC 2 - T A INVESTMENT L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$619,500.00 Mortgagee: NEXTRES  Municipality LEHIGH TOWNSHIP
Information: 210,000.00 Mortgagor: THORPE, MARIANNE L 2 - THORPE, JAMES R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$210,000.00 Mortgagee: WAYNE BANK  Municipality CLINTON TOWNSHIP 1
Information: 199,410.00 Mortgagor: MCDONNELL, EMALIE H 2 - MCDONNELL, MICHAEL D JR  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$199,410.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality SALEM TOWNSHIP
Information: 90,000.00 Mortgagor: WEAVER, CHRISTOPHER A 2 - WEAVER, JOHANNA M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$90,000.00 Mortgagee: DIME BANK  Municipality DREHER TOWNSHIP
Information: 17,500.00 Mortgagor: PEOPLES, LEA R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$17,500.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 460,000.00 Mortgagor: MAPLE CITY HOLDINGS LLC 2 - MAPLE CITY HOLDINGS L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$460,000.00 Mortgagee: HOWELL, ALFRED J 2 - HOWELL, CATHERINE A  Municipality HONESDALE BOROUGH
Information: 108,734.00 Mortgagor: BONNER, PAUL  Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$108,734.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality DAMASCUS TOWNSHIP

Information: 192,000.00 Mortgage: PEPE, VICTOR 2 - PEPE, MICHELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$192,000.00 Mortgagee: CITIZENS BANK  Municipality SALEM TOWNSHIP
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**DEEDS**

Information: LOT 75 Grantor: BERTSCH, LORI  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$285,000.00 Grantee: RIZZIERI, ASHLEY 2 - DEVOE, JAMES Municipality HONESDALE BOROUGH
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Information: Grantor: LEBRECHT, KEVIN JR 2 - SCHLANER, BETHANY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$279,000.00 Grantee: DIFRANCO, DEBRA L  Municipality HONESDALE BOROUGH
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Information: Grantor: KRIEGER, MILES SCOTT 2 - KRIEGER, JENNIFER KLINE 3 - KLINE, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,250,000.00 Grantee: CORCORAN, EDWARD W 2 - CORCORAN, PATRICIA A  Municipality PRESTON TOWNSHIP
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Information: LOT 430 Grantor: JACOBSEN, BRUCE R  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Grantee: MILLER, JULIANNE 2 - HEBRON, ROBERT Municipality SALEM TOWNSHIP
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Information: LOT 111 Grantor: STILES, ANITA R 2 - ONE ZERO ZERO ACRE WOODS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$320,000.00 Grantee: ONE ZERO ZERO ACRE WOODS  Municipality LAKE TOWNSHIP
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Information: Grantor: SODEN, KRISTEN 2 - SIMMONS, SHANNON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SIMMONS, HANNAH PATRICIA  Municipality DAMASCUS TOWNSHIP
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Information: LOT 6 Grantor: ELGARTEN, MINDY S 2 - CHILLAK, MINDY S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$153,700.00 Grantee: RIVERO, YOLANDA  Municipality DYBERRY TOWNSHIP
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Information: LOT 3 Grantor: PAGLIA, ENRICO 2 - PAGLIA, CAROLINE  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ENRICO PAGLIA LIVING TRUST 2 - CAROLINE PAGLIA LIVING TRUST 3 - PAGLIA, ENRICO TR 4 - PAGLIA, CAROLINE TR Municipality PAUPACK TOWNSHIP
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Information: LOT 167 Grantor: TIGUE, SARAH  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$190,000.00 Grantee: TROUTMAN, MARK 2 - TROUTMAN, CAROL Municipality SALEM TOWNSHIP
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Information: Grantor: LOT INVESTMENTS	Consideration: \$9,160.00 Grantee: BERTOLINO, REBECA PINATI 2 - SITIMA, FELIPE VALENTIM COSTA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: BARATTUCCI, ANTHONY THOMAS	Consideration: \$1.00 Grantee: BARATTUCCI, THOMAS A III 2 - BARATTUCCI, MARIE F
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: DODT, TYLER 2 - RIEFLER, AMBER 3 - DODT, AMBER	Consideration: \$226,000.00 Grantee: LLOYD, THOMAS E
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: BOCK, JOANN	Consideration: \$1.00 Grantee: SAAM, TANYA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: GIBBS, CAROL J BY AF 2 - GIBBS, ERIC R AF 3 - KROMKO, CHRISTINE C AF	Consideration: \$80,000.00 Grantee: GIBBS, COREY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 11 Grantor: VOLPE, BRUCE L SR	Consideration: \$10,000.00 Grantee: MINNICK, SAMANTHA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: ROSSITTO, ANNMARIE	Consideration: \$230,000.00 Grantee: DORN, JOHN J 2 - DORN, BARBARA F
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HAWLEY BOROUGH
Information: Grantor: WHITE, ROBERT J EST 2 - ADVOCACY ALLIANCE	Consideration: \$68,000.00 Grantee: ONE EIGHT TWO PARRY ROAD ENTERPRISES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 77 Grantor: HOSKING, MICHAEL 2 - KRETSCHMER, M HEATHER HOSKING 3 - SHANLEY, PATRICIA BY AGENT 4 - HOSKING, MICHAEL AGENT 5 - KRETSCHMER, MARY HEATHER AGENT	Consideration: \$220,000.00 Grantee: ORQUIA, MARIA B
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: LOT 1017 Grantor: WATKINS, JOSEPH P	Consideration: \$1.00 Grantee: WATKINS, DOREEN ANN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 4 Grantor: DONAHUE, EUGENE T JR EST AKA 2 - DONAHUE, EUGENE T EST AKA 3 - DONAHUE, TIMOTHY EXR	Consideration: \$1.00 Grantee: DONAHUE, EUGENE THOMAS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP

Information: Grantor: CRUM FAMILY TRUST 2 - CRUM, MARGARET E TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BRINK, COLLEEN R 2 - CRUM, STEVEN O Municipality BERLIN TOWNSHIP
Information: LOT 1474 Grantor: B&D DEVELOPMENT GROUP LLC 2 - B & D DEVELOPMENT GROUP L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$157,000.00 Grantee: FITZGERALD, CYNTHIA M 2 - FITZGERALD, ANDREW P Municipality LAKE TOWNSHIP
Information: LOT A 4 Grantor: SEVILLE, GAIL M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: FERNANDEZ, BRYAN 2 - SEVILLE, GAIL M Municipality DAMASCUS TOWNSHIP
Information: LOT 28 Grantor: PATEL, ARUNABEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PATEL, POOJA Municipality DAMASCUS TOWNSHIP
Information: LOT 6 Grantor: SCHROEDER, JOHN D 2 - SCHROEDER, CRISTINE K Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$943,000.00 Grantee: TA INVESTMENT LLC 2 - T A INVESTMENT L L C Municipality LEHIGH TOWNSHIP
Information: LOT 19 Grantor: DRACH, MATTHEW Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$234,600.00 Grantee: MCDONNELL, EMALEE H 2 - MCDONNELL, MICHAEL D JR Municipality SALEM TOWNSHIP
Information: Grantor: KILPATRICK, JOHN E JR 2 - KILPATRICK, MARY ELLEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KILPATRICK, JOHN E III 2 - KILPATRICK, JASON E Municipality DREHER TOWNSHIP
Information: LOT 5 Grantor: KILPATRICK, JOHN E JR 2 - KILPATRICK, MARY ELLEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KILPATRICK, JOHN E III 2 - KILPATRICK, JASON E Municipality DREHER TOWNSHIP
Information: Grantor: HOWELL, ALFRED J 2 - HOWELL, CATHERINE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$385,000.00 Grantee: MAPLE CITY HOLDINGS LLC 2 - MAPLE CITY HOLDINGS L L C Municipality HONESDALE BOROUGH
Information: Grantor: TIGUE, THOMAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$329,000.00 Grantee: JENSEN, IMELDA Municipality STERLING TOWNSHIP

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*February 16, 2026–February 20, 2026*

---

**Monday, February 16, 2026**

Courthouse Closed-Presidents Day

**Tuesday, February 17, 2026**

9:00 AM  
Duggan v. Kwiatkowski 498-2025-DR  
Custody Pre-Trial & Contempt  
Campbell/Virbitsky

---

9:30 AM  
Com v Mischele 3-2026-MD; 4-2026-MD  
ICC  
DA/Campbell

---

10:30 AM  
Com v Olsomer 279-2025-CR  
Hearing on Omnibus Motion  
DA/Burlein

---

1:00 PM  
Commonwealth v. Lutz 228-2025-CR  
Non-Jury Trial  
DA/Burlein

**Wednesday, February 18, 2026**

9:00 AM  
Central Court

---

9:00 AM  
In Re: Estate of S.J. 56-2025-OCD  
Hearing on Petition to surcharge executor  
Bugaj/McAndrew

---

12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

**Thursday, February 19, 2026**

9:00 AM  
Commonwealth Matters  
Sentencing 241-2025-CR Frick, Tami Martin II  
Sentencing 263-2023; 264-2023; 163-2024; 164-2024 Barnes, Donovan  
Burlein  
Sentencing 266-2024-CR Ryan, Charles Burlein

---

Sentencing 179-2024-CR Stout, Phillip Martin II  
Sentencing 184-2025-CR Krempasky, Benjamin Bugaj  
Sentencing 468-2024-CR Brown, Jerome Roberts  
Sentencing 159-2025-CR Hermann, Thomas D'Andrea  
Contempt 253-2022-CR Cerruto, Gwena  
Formal Arraignment 252-2025-CR O'Donnell, Adrienne  
Sentencing 420-2024-CR Long, Michael Farrell  
ICC 193-2025-MD Masters, Jeremiah Tulaney  
ICC 15-2026-MD Ephault, Michael

---

1:00 PM  
Commonwealth Matters  
Parole Violation 144-2025-CR Dunne, Dennis Pro Se  
Parole Violation 304-2023-CR & 180-2024-CR Amundson, Krystle  
Parole Violation 86-2025-CR Day, Maria  
Contempt 291-2023-CR Ackerman, Raymond  
Contempt 170 & 265-2022-CR Lutz, Lester  
Guilty Plea 462-2024-CR Winkler, Colin Martin  
Plea 307-2025-CR Ryan, Laura Munley  
Plea 3-2026-CR Maddi, John Baron  
Cuyler Hearing (Zoom) Weiss, Joseph  
Plea 16-2026-CR Bolger, Liam Martin II  
Plea 56-2025-CR Denny, Andrew Martin II  
Plea 325-2025-CR Frick, Tami Martin II  
ARD 235-2025-CR Sieban, Timothy Scanlon  
Plea 203-2025-CR Winkler, Tanya Farrell

---

2:00 PM  
Final Plea Offer Colloquy

---

## Friday, February 20, 2026

9:00 AM  
PFA  
502-2025-DR Weibrecht v. Myers

---

10:00 AM  
Luce v. Luce 207-2025-Dr  
Hearing on Defendant's motion to open/strike marital settlement agreement  
Mastri/Mincer

---

10:30 AM  
Demray v. Smith 208-2025-DR  
Contempt  
Campbell/Pro Se

---

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**

*February 16, 2026–February 20, 2026*

---

**Monday, February 16, 2026**

Courthouse Closed-Presidents Day

**Tuesday, February 17, 2026**

Dependency

9:00 Permanency Review 41-2021-DP In Re: A.T.

Anderson/Campbell/ Burlein

9:30 Permanency Review 17-2025-DP In Re: K.B.

Anderson/W.Martin/Rechner/Virbetsky

10:00 Permanency Review 8-2025-DP In Re: A.S.

Anderson/Collins/Burlein/Weed

**Wednesday, February 18, 2026**

Civil Pre-Trials

11:00 Wadell v. Barillo 286-2024-CV DeLuca/Neyhart

**Thursday, February 19, 2026**

9:00 AM

Sakmar v. Zablocky & Northeast Inspection 562-2023-CV

Argument on Northeast Inspection's motion for Judgment on the pleadings

Ellis/W. Martin/McGraw

---

10:00 AM

Com v White 330-2024-CR

Plea Offer Colloquy

DA/Burlein

**Friday, February 20, 2026**

9:00 AM – 9:30 AM

In Re: S. L. 47-2024 & 54-2024-JV

Dispositional Review Hearing

DA/Dominick

---

9:30 AM

In Re: J. N.12-2025-JV

Dispositional Review Hearing

DA/Martin II

---

10:00 AM

In Re: G.M.23-2025-JV

Consent Decree

DA/Martin II

---

**ARBITRATION ROOM CALENDAR**

February 16, 2026–February 20, 2026

**Monday, February 16, 2026**

Courthouse Closed-Presidents Day

**Tuesday, February 17, 2026**

10:00 AM  
Sands v. Shea 81-2024-CV  
Partition Hearing (Treat)  
McAndrew/Lynott



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Presiding Judge**

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City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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