

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



June 5, 2026
Vol. 16, No. 15
Honesdale, PA



IN THIS ISSUE

LEGAL NOTICES	4
SHERIFF'S SALES	6
CIVIL ACTIONS FILED	16
MORTGAGES & DEEDS	19
ATTORNEY DIRECTORY	30

**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.



© 2026 *Legal Journal of Wayne County*

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

Ronnie Fischer, Esq., Editor
ronnie_fischer@hotmail.com

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

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
John Martin, Esq.

Vice-President
Jessica Ellis, Esq.

Secretary
John Martin II, Esq.

Treasurer
Ethan Wood, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$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

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Joseph F. Durkin
Late of Salem Township
ADMINISTRATOR
Billie Jean Durkin
805 Seventh St. S, Unit 2
Carolina Beach, NC 28428
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

6/5/2026 • 6/12/2026 • 6/19/2026

ESTATE NOTICE

Estate of Patricia Ann Wilcox
AKA Patricia A. Wilcox
Late of Salem Township
EXECUTOR
Christopher Lee Wilcox
46 Wild Acres Road
Lake Ariel, PA 18431
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

5/29/2026 • 6/5/2026 • 6/12/2026

ESTATE NOTICE

Estate of Melvin Moreno
Late of Lehigh Township
ADMINISTRATOR
Michael Calkins
AKA Michael Patrick Calkins
PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq. of
Fisher & Fisher Law Offices LLC
PO Box 396
Gouldsboro, PA 18424

5/29/2026 • 6/5/2026 • 6/12/2026

ESTATE NOTICE

Estate of Dolores Carra a/k/a
Dolores B. Carra
Late of Clinton Township, Wayne
County, Pennsylvania.

Letters Testamentary on the above
Estate have been granted to the
undersigned, who requests 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:

Daniel J. Carra
804 Dunbury Road
Fairless Hills, PA 19030

5/29/2026 • 6/5/2026 • 6/12/2026

ESTATE NOTICE

Estate of Roger G. Yoder
AKA Roger Grove Yoder, Roger
Yoder
Late of South Canaan Township
EXECUTOR
Barbara D. Yoder
131 Lake Quinn Road
Waymart, PA 18472
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/29/2026 • 6/5/2026 • 6/12/2026

ESTATE NOTICE

Estate of Marie Ann Miceli
Late of Lake Ariel, Wayne County,
PA
EXECUTOR
Deborah M. Miceli
51 Seneca Loop
Staten Island, NY 10314

5/22/2026 • 5/29/2026 • 6/5/2026

ESTATE NOTICE

Estate of Nicholas J. Kentop
AKA Nicholas John Kentop
Late of South Canaan Township
EXECUTOR
Anthony Petito, Jr.
107 South Street
Fayetteville, NY 13066
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
30 9th St., PO Box 390
Honesdale, PA 18431

5/22/2026 • 5/29/2026 • 6/5/2026

LETTERS TESTAMENTARY

NOTICE IS HEREBY GIVEN,
that Letters of Testamentary have
been issued in the Estate of
Richard C. Ranski late of Lake
Ariel, Wayne County, P.A., Date of
Death, March 8, 2026 to Loretta
Radulic as Executrix of the Estate.
All persons indebted to the said
Estate are required to make
payments and those having claims
or demands are to present the same
without delay to Loretta Radulic
Executrix c/o the Estate Attorney,
Tammy Lee Clause as follows:

The Estate of Richard C. Ranski
c/o The Clause Law Group
Attorney, Tammy Lee Clause
P.O. Box 241 Newfoundland, PA
18445
570-676-5212
attyclause@gmail.com
Attorney for the Estate of Richard
C. Ranski

5/22/2026 • 5/29/2026 • 6/5/2026

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that a
Registration of Fictitious Name
was filed in the Department of
State of the Commonwealth of
Pennsylvania on April 15, 2026,
for **Windy Farm** with a principal
place of business located at 964
Belmont Tpke., Waymart, PA
19472, in Wayne County. The
individual interested in this
business is Paul Mazuroski, also

located at 964 Belmont Tpke.,
Waymart, PA 19472. This is filed
in compliance with 54 Pa.C.S. 311.

6/5/2026

NOTICE

IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PA.
CIVIL ACTION – LAW.
NO. 293-CV-2026.

DENIS TSOY,
Plaintiff,
v.
MIKE BARTELL,
Defendant.

To the Defendant: 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 notice is published. The Plaintiff has filed a civil action against the Defendant for breach of contract, violation of the Pennsylvania Home Improvement Consumer Protection Act, fraud, unjust enrichment, and other claims arising from a basement construction project at 3177 Avoy Place, Lake Ariel, PA. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court within twenty (20) days after this notice is published. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. 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.
North Penn Legal Services,
Wayne County Courthouse,
925 Court Street,
Honesdale, PA 18431.
Phone: (877) 515-7465.

Denis Tsoy,
Pro Se Plaintiff,
94 Avenue T,
Brooklyn, NY 11223.

6/5/2026

**NOTICE OF FILING OF
SHERIFF'S SALES**

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

**SHERIFF'S SALE
JUNE 17, 2026**

By virtue of a writ of Execution instituted by: Wells Fargo Bank 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 17th day of June, 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 the Township of Salem, County of Wayne, Pennsylvania, known as Lot #302, Section 4, of the Hideout, a subdivision situated in the Townships 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, pages 26 and 27; May 11, 1970, in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, pages 57 and 58; February 8, 1970 in Plat Book 5, pages 59 and 61 through 63; March 24, 1971, in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 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.

Being the same premises which Marc I. Meyer and Susan R. Meyer, by Deed dated 02/28/2014 and recorded 03/03/2014, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 4685, Page 211, granted and conveyed unto Neil Murphy, in fee.

AND the said Neil Murphy has departed this life on or about 05/31/2023, thereby vesting title of the mortgaged premises unto Jon G. Hull A/K/A Jon Hull, known heir of Neil Murphy, Deceased, Vicki Lynn Overbeck, known heir of Neil Murphy, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Neil Murphy, Deceased.

Tax Parcel: 22-0-0018-0005.-

Premises Being: 302 Parkwood Drive, The Hideout, Lake Ariel, PA 18436

Seized and taken in execution as property of:

John G Hull akaJon Hull, Known Heir of Neil Murphy, Deceased 302 Parkwood Drive aka 468 The Hideout LAKE ARIEL PA 18436

Vicki Lynn Overbeck, known Heir of Neil Murphy, Deceased 18 Pondway, Apt. 19 MANORVILLE NY 11949

Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Neil Murphy, Deceased 302 Parkwood Drive LAKE ARIEL PA 18436

Execution No. 280-Civil-2025
Amount Due: \$63,378.35 Plus additional costs

March 23, 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.

Carolyn Treglia Esq.

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF'S SALE
JUNE 17, 2026**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association as Trustee for LB-Ranch Series V 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 17th day of June, 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 together with the buildings and Improvements thereon, lying being and situate in the Township of Buckingham, County of Wayne, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING in the center of State Highway No. 63051; thence leaving the center of said highway and running through other lands of the Grantors herein (Goer) and along property Intended to be conveyed to Gordon F. Larsen. et ux, the following two course and distances: North 45 degrees 21 minutes 51 seconds west 246.79 feet and North 2 degrees 12 minutes 22 seconds West 393.40 feet to a point for a corner on lands now or formerly of Township of Buckingham; thence along lands now or formerly of Buckingham Township North 69 degrees 36 minutes 51 seconds East 52.81 feet to a point for a corner; thence along lands nor or formerly of Whitney South 26 degrees 54 minutes 33 seconds East 506.65 feet to the center line of the aforementioned State Highway; thence along the center line of the State Highway South 46 degrees 54 minutes 00 seconds West 144.48 feet being the same more or less. Containing 2.0 acres.

This description is in accordance with the survey by Marco Lanzoni dated September 4, 1985 and recorded in Wayne County Map Book

Being part of the lands which Mildred Woodmansee, widow, et

al., granted and conveyed to Ivan D. Geer, et ux. by deed dated June 18, 1971 and recorded August 3, 1971 in Wayne County Deed Book 269 at page 365.

ALSO GRANTING AND CONVEYING a right-of-way over an existing driveway on others lands of the grantors herein intending to be conveyed to Larsen. The center line of said right-of-way is described as follows:

BEGINNING at a point in the center line of State Highway No. 63051 said point being located North 46 degrees 12 minutes 00 seconds East along the center line of said highway a distance of 210.40 feet from the southwesterly corner of land described above: thence along the centerline of said driveway the following courses: North 09 degrees 30 minutes 00 seconds East 193.10 feet; North 29 degrees 24 minutes 00 seconds East 60.90 feet; and North 74 degrees 06 minutes 00 seconds East 55.24 feet to a point in the easterly bounds of land described above.

EXCEPTING AND RESERVING to the Grantors herein (Geers) a right-of-way over the existing driveway as it presently exists on the property herein above conveyed, said right of way's center line being described as follows:

BEGINNING at a point in the center line of Pennsylvania State Highway No. 63051 said point being the southeast corner of land deeded to Geer (Deed Book 269, page 365): thence along the center line of said

driveway the following courses: South 86 degrees 53 minutes 51 seconds West 72.03 feet, South 81 degrees 42 minutes 00 seconds West 101.50 feet: and South 74 degrees 06 minutes 00 West 11.56 feet to a point in the easterly bounds of land described above.

ALSO GRANTING AND CONVEYING to James I. Geer and Mary Ann Geer, his wife, their heirs and assigns the right to take water from a certain well located on other property of Ivan D. Geer, et ux, (intended to be

transferred to the Larsens) along with other rights of ingress, egress and regress to and from said well in order to lay, relay and maintain the pipe lines from said well to the hereinabove described property.

It is the intention of this deed that the rights in the well and the rights of the driveway inure to the benefit of the Grantors, their heirs and assigns and Grantees, their heirs and assigns herein.

BEING the same premises which James I. Geer and Mary Ann Geer, his wife by Deed dated September 13, 1999, and recorded in the Official Records of Wayne County on September 14, 1999, in Deed Book Volume 1560, Page 0108 granted and conveyed unto Edwin Rivera. Upon information and belief, Edwin Rivera has

Seized and taken in execution as property of: Benjamin Rivera. As Known Heir of Edwin Rivera, Deceased 51

Starlight Lake Rd STARLIGHT PA
18461

Unknown Heirs, Successors,
Assigns and All Persons, Firms, or
Associations Claiming Right, Title
or Interest from or
Under Edwin Rivera, Deceased 51
Starlight Lake Road STARLIGHT
PA 18461

Execution No. 654-Civil-2023
Amount Due: \$24,803.70 Plus
additional costs

March 25, 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.**

Nicole M. Francese Esq.

5/22/2026 • 5/29/2026 • 6/5/2026

**SHERIFF'S SALE
JUNE 24, 2026**

By virtue of a writ of Execution
instituted by: North Pocono School
District issued out of the Court of
Common Pleas of Wayne County,
to me directed, there will be
exposed to Public Sale, on
Wednesday the 24th day of June,
2026 at 10:00 AM in the
Conference Room on the third
floor of the Wayne County
Housesdale in the Borough of
Honesdale the following property,
viz:

ALL that certain piece or parcel of
land being and situate in Lehigh
Township, County of Wayne and
Commonwealth of Pennsylvania.

BEING Lot No. 1163 Navajo Trail
on the plot or plan of lots known as
"Pocono Springs Estates, Inc.," as
laid out for the grantor herein by R.
N. Harrison, Civil Engineer,
Hackettstown, N. J., dated May,
1968, and recorded in the Office of
the Recorder of Deeds of Wayne
County in Map Book 14 Page 189.

TAX Map No. 14-0-0006-0002.-

ADDRESS Known as: 1163
Navajo Trail, Gouldsboro, PA
18428

Seized and taken in execution as
property of:
Allen Nawrocki
1163 Navajo Trail
GOULDSBORO PA 18424

Execution No. 358-Judgment-2022
Amount Due: \$5,020.96

Plus additonal costs

April 10, 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.**

David D. Dugan Esq.

5/29/2026 • 6/5/2026 • 6/12/2026

**SHERIFF'S SALE
JUNE 24, 2026**

By virtue of a writ of Execution instituted by: Planet Home Lending 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 24th day of June, 2026 at 10:00 AM in the Conference Room on the third floor of the 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 Paupack, County of Wayne and Commonwealth of Pennsylvania, as shown on a plat prepared by William F. Schoenagel, PLS, dated 10/05/2005, and recorded in the Office of Recorder of Deeds, Wayne County Pennsylvania in Plat Book 109, Page 50, bounded and described as follows:

BEGINNING at the common corner of Lot 3 and Lot 15 the lot herein conveyed said corner being located in the centerline of Township Road T-399 known as Daniels Road; thence along Lot 3 the following two courses and distances: 1) North 89 degrees 56 minutes 00 seconds East 695.01 feet to a corner; and 2) North 01 degree 28 minutes 03 seconds East 114.91 feet to a corner; thence along the lands now or formerly of Ward V. Ail, Jr. the following three courses and distances: 1) North 71 degrees 28 minutes 16 seconds East 697.60 feet to a corner; 2) South 33 degrees 12 minutes 56 seconds East 488.88 feet to a corner; and 3) South 35 degrees 26 minutes 25 seconds East 284.21 feet to a corner in the centerline of a Pennsylvania and Light power line; thence along the centerline of said power line and along the Remainder Parcel South 48 degrees 39 minutes 18 seconds West 1526.22 feet to a corner; thence

along the lands now or formerly of Regina Krell Schouppe, Irene M. Shephard, Paul T. & Ann Marie Blaum and Michael & Ellen Silsby North 02 degrees 28 minutes 59 seconds East 857.06 feet to a corner; thence along Lot 5 and Lot 4 North 01 degree 28 minutes 03 seconds East 406.01 feet to a corner; thence along Lot 4 South 89 degrees 56 minutes 00 seconds West 694.54 feet to a corner in the centerline of T-399; thence along said public road North 00 degrees 55 minutes 44 seconds East 50.00 feet to the point and place of BEGINNING.

COMPRISING within said boundaries Lot 15 as shown on a certain plan of lots on the lands of a prior grantor.

BEARINGS of the magnetic meridian and CONTAINING Twenty-three and ninety-five (23.95) One Hundredths Acres of land to be the same more or less.

EXCEPTING AND RESERVING a Sewage Easement for the Remainder Parcel described as follows: BEGINNING at the common corner of Lot 15 and the Remainder Parcel said corner being the most Southerly corner of Lot 15; thence along the lands n/f of Regina Krell Schouppe and Irene M. Shephard North 02 degrees 28 minutes 59 seconds East 357.58 feet to a corner; thence through the lands of a prior grantor the following two courses and distances: 1) South 87 degrees 31 minutes 01 seconds East 150.00 feet to a corner; and 2) South 02

degrees 28 minutes 59 seconds West 213.60 feet to a corner; thence along the Remainder Parcel South 48 degrees 39 minutes 18 seconds West 207.92 feet to the point and place of BEGINNING. COMPRISING within said boundaries a Sewage Easement for the Remainder Parcel as shown on a certain plan of lots on the lands of a prior Grantor.

BEARINGS of the magnetic meridian and CONTAINING Ninety-Eight (0.98) One Hundredths of an acre to be the same more or less.

BEING KNOWN AS:
116 DANIELS ROAD,
HAWLEY, PA 18428

PROPERTY ID: 19-0-0063-0028

TITLE TO SAID PREMISES IS VESTED IN DONA M. MACDONALD, AS SOLE OWNER BY DEED FROM SARAH TIGUE, SINGLE AND TREVOR DAWE, SINGLE, DATED JULY 31, 2017 RECORDED AUGUST 9, 2017 IN BOOK NO. 5207, AT PAGE 64

Seized and taken in execution as property of:
Dona MacDonald 116 Daniels Rd
HAWLEY PA 18428

Execution No. 812-Civil-2025
Amount Due:\$517,618.83
Plus additional costs

February 20, 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.

LaVanda K. Harris Esq.

5/29/2026 • 6/5/2026 • 6/12/2026

**SHERIFF'S SALE
JULY 1, 2026**

By virtue of a writ of Execution instituted by: Mortgage Assets Management, 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 1st day of July, 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:

**THE LAND DESCRIBED
HEREIN IS SITUATED IN THE**

**STATE OF PENNSYLVANIA,
COUNTY OF WAYNE, AND IS
DESCRIBED AS FOLLOWS:**

**ALL THAT CERTAIN PIECE OR
PARCEL OF LAND LYING,
SITUATE AND BEING IN THE
TOWNSHIP OF CHERRY
RIDGE, COUNTY OF WAYNE,
COMMONWEALTH OF
PENNSYLVANIA, AS LAID OUT
AND PLOTTED UPON A MAP
ENTITLED "CHERRY ACRES,
UNISTRUCTURE, INC.,
CHERRY RIDGE TONSHIP,
WAYNE COUNTY, PENNA."
BEARING THE NAME AND
SEAL OF HARRY R.
SCHOENAGEL, R.S., BEARING
DATE JANUARY 7, 1972,
WHICH MAP IS RECORDED IN
WAYNE COUNTY MAP BOOK
22, AT PAGE 29, AND WHICH
PREMISES IS MORE
PARTICULARLY BOUNDED
AND DESCRIBED AS
FOLLOWS:**

**BEGINNING AT A POINT ON
THE EDGE OF A PRIVATE
ROADWAY OF SAID TRACT,
KNOWN AS CHERRY LANE,
SAID POINT OF BEGINNING
BEING A COMMON CORNER
OF LOTS NO. 1 AND 2;
THENCE SOUTH FIFTY-ONE
(51) DEGREES ELEVEN (11)
MINUTES FIFTY (50) SECONDS
EAST TWO HUNDRED NINETY-
TWO AND FIFTY-THREE ONE-
HNDREDTHS (292.53) FEET
ALONG THE COMMON LINE
OF SAID LOTS TO A CORNER;
THENCE SOUTH THIRTY-
EIGHT (38) DEGREES FIFTY-**

FOUR (54) MINUTES FORTY-TWO (42) SECONDS WEST ONE HUNDRED SEVENTY-FIVE AND THIRTY-NINE ONE-HUNDREDTHS (175.39) FEET TO A CORNER ON THE EDGE OF THE FIRST MENTIONED PRIVATE ROADWAY; THENCE NORTH FIFTY-FIVE (55) DEGREES TWELVE (12) MINUTES NO (00) SECONDS WEST ONE HUNDRED FORTY-ONE AND EIGHTY-ONE ONE-HUNDREDTHS (141.81) FEET; THENCE AROUND A CORNER TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED FIFTY AND THREE HUNDRED NINETY-TWO ONE-THOUSANDTHS (150.392) FEET AND AN ARC DISTANCE OF TWO HUNDRED THIRTY-SIX AND TWENTY-FOUR ONE-HUNDREDTHS (236.24) FEET; THENCE NORTH THIRTY-EIGHT (38) DEGREES FORTY-EIGHT (48) MINUTES TEN (10) SECONDS EAST TWENTY-FIVE (25) FEET TO THE POINT OR PLACE OF BEGINNING. CONTAINING FORTY-SIX THOUSAND FOUR HUNDRED TWENTY-FOUR (46,424) SQUARE FEET, BE THE SAME MORE OR LESS.

BEING LOT NO. 1 OF THE TRACT KNOWN AS CHERRY ACRES (WOODLYN RESIDENCES).

UNDER AND SUBJECT TO CONDITIONS, EASEMENTS AND RESTRICTIONS AS MORE FULLY SET FORTH IN THE

“DECLARATION OF RESTRICTIONS, CHERRY ACRES, UNISTRUCTURE, INC.”, DATED SEPTEMBER 1, 1973, AND ENTERED IN THE OFFICE OF THE RECORDER OF DEED IN WAYNE COUNTY DEED BOOK 300, AT PAGE 1153, ON OCTOBER 29, 1973, WHICH DECLARATION OF RESTIRCTIONS IS BY REFERENCE MADE A PART HEREOF AND AN “ADDENDUM TO RESTRICTIONS” DATED FEBRUARY 20, 1974, RECORDED IN DEED BOOK 312, PAGE 409.

PARCEL NUMBER(S): 05 0 0004 0001

BEING KNOWN AS: 1014 WOODLYN LN N, HONESDALE, PA 18431

PROPERTY ID: 05-0-0004-0001.-

TITLE TO SAID PREMISES IS VESTED IN ELIZABETH M. LLOYD, WIDOW BY DEED FROM PAUL F. LLYOD AND MARY R. LLOYD, HIS WIFE, DATED RECORDED FEBRUARY 25, 2008 IN BOOK NO. 3470, AT PAGE 255

Seized and taken in execution as property of:
Elizabeth M. Lloyd 1014 Woodlyn Lane North HONESDALE PA 18431

Execution No. 24-Civil-2022
Amount Due: \$242,143.25 Plus additional costs

April 10, 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.**
LaVanda K. Harris Esq.

6/5/2026 • 6/12/2026 • 6/19/2026

CIVIL ACTIONS FILED

FROM MAY 16, 2026 TO MAY 22, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2020-20689	WATSON ELIJAH M	5/22/2026 8:23	SATISFACTION	—
2025-00600	ANDERSON ROSEANN	5/22/2026 11:31	DEFAULT JUDGMENT	4,224.25
2025-00602	CURTIS BRIAN A	5/22/2026 11:42	JGMT/ARBITRATION AWD	3,083.56
2025-00603	CURTIS BRIAN A	5/22/2026 12:09	JGMT/ARBITRATION AWD	12,626.48
2025-00683	TOWLE MICHAEL V JR	5/19/2026 2:27	DEFAULT JUDG IN REM	159,640.03
2025-20447	MELNICK MICHAEL	5/22/2026 1:01	SATISFACTION	339.34
2025-20447	MELNICK LINDA	5/22/2026 1:01	SATISFACTION	339.34
2025-20672	GAGER ASHLEY L	5/22/2026 1:01	WRIT OF EXECUTION	4,510.48
2025-20672	ASHLEY GAGER LEARNING CENTER T/A	5/22/2026 1:01	WRIT OF EXECUTION	4,510.48
2025-20672	HONESDALE NATIONAL BANK GARNISHEE	5/22/2026 1:01	GARNISHEE/WRIT EXEC	4,510.48
2025-20744	CAVAGE PAUL	5/22/2026 1:54	WRIT OF EXECUTION	4,466.97
2025-20744	CAVAGES COUNTRY FARM MARKET T/A	5/22/2026 1:54	WRIT OF EXECUTION	4,466.97
2025-20744	HONESDALE NATIONAL BANK GARNISHEE	5/22/2026 1:54	GARNISEE/WRIT EXEC	4,466.97
2025-20798	HEATER RONALD	5/22/2026 8:37	SATISFACTION	340.14
2025-20798	HEATER LULA	5/22/2026 8:37	SATISFACTION	340.14
2025-20798	MONZ CAROLINE KNEE	5/22/2026 8:37	SATISFACTION	340.14
2026-00022	WHITE THOMAS S	5/18/2026 11:21	SATISFACTION	—
2026-00022	TOM369 LLC	5/18/2026 11:21	SATISFACTION	—
2026-00088	MAYES CAITLYN	5/22/2026 12:16	WRIT OF EXECUTION	156,298.00
2026-00096	BELEN SONIA M AYALA	5/18/2026 11:28	DEFAULT JUDGMENT	3,936.92
2026-00146	GERSHEY DONALD	5/22/2026 10:42	DEFAULT JUDGMENT	3,749.91
2026-00168	MORRIS DEANA	5/22/2026 11:52	DEFAULT JUDGMENT	13,036.87
2026-00182	SALVATORIELLO PATRICK N A/K/A	5/18/2026 11:43	DEFAULT JUDGMENT	148,040.88
2026-00182	SALVATORIELLO PATRICK	5/18/2026 11:43	DEFAULT JUDGMENT	148,040.88
2026-00188	OLOUGHLIN LEIGHANN A	5/18/2026 10:58	JUDGMENT/AGREEMENT	4,449.34
2026-00189	OLOUGHLIN LEIGHANN A	5/18/2026 11:02	JUDGMENT/AGREEMENT	3,301.54
2026-00193	LYNN WILLIAM	5/22/2026 9:59	DEFAULT JUDGMENT	—
2026-00219	BEIERLE RONALD	5/22/2026 11:11	DEFAULT JUDGMENT	—
2026-20140	DUCKWITZ ROBERT	5/22/2026 8:37	SATISFACTION	377.44
2026-20140	DUCKWITZ GAIL	5/22/2026 8:37	SATISFACTION	377.44
2026-20141	HOUGHTON CODY	5/22/2026 8:37	SATISFACTION	383.98
2026-20288	A NEW ERA SECURITY INC A CORPORATION	5/18/2026 11:27	FEDERAL TAX LIEN	34,972.95
2026-20289	MAYER PAVEL	5/18/2026 11:48	MUNICIPAL LIEN	715.52
2026-20289	ROBERTS LOLIA	5/18/2026 11:48	MUNICIPAL LIEN	715.52
2026-20290	RIVER LAKE HOUSE LLC	5/18/2026 12:07	MUNICIPAL LIEN	2,970.93

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

2026-20291 OTT ANDREW		5/21/2026 11:44 JP TRANSCRIPT	834.35
2026-20291 OTT KRISTI		5/21/2026 11:44 JP TRANSCRIPT	834.35
2026-20292 VALDUR ERIK N		5/22/2026 9:32 MUNICIPAL LIEN	875.76
2026-20293 MORGAN JOHN		5/22/2026 9:32 MUNICIPAL LIEN	682.54
2026-20294 HAUN GARY J		5/22/2026 9:32 MUNICIPAL LIEN	647.44
2026-20295 TAVAREZ JESSICA		5/22/2026 9:32 MUNICIPAL LIEN	585.98
2026-20296 MANDSAUR DYNAMIC SOLUTIONS		5/22/2026 9:32 MUNICIPAL LIEN	441.77
2026-30175 FISHER STEVEN	P	5/18/2026 2:56 NON PROS PA RCP 240	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00325	WELLS FARGO BANK N A	PLAINTIFF	5/18/2026	—
2026-00325	MARSHALL DARLENE	DEFENDANT	5/18/2026	—
2026-00327	WELLS FARGO N A	PLAINTIFF	5/18/2026	—
2026-00327	HEDGLIN JEANNIE	DEFENDANT	5/18/2026	—
2026-00335	MID-D CREDIT MANAGEMENT INC	PLAINTIFF	5/22/2026	—
2026-00335	MORRIS DEANA L	DEFENDANT	5/22/2026	—
2026-00336	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	5/22/2026	—
2026-00336	SNOOK JONATHAN	DEFENDANT	5/22/2026	—
2026-00337	CAPITAL ONE N A SUCCESSOR BY MERGER TO DISCOVER BANK	PLAINTIFF	5/22/2026	—
2026-00337	OCONNELL RITA	DEFENDANT	5/22/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00329	SOUTHWOOD FINANCIAL LLC AS TRUST MANAGER FOR SOUTHWOOD	PLAINTIFF	5/18/2026	—
2026-00329	PECK STEFANIE R	DEFENDANT	5/18/2026	—
2026-00329	PECK BRYAN C	DEFENDANT	5/18/2026	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00326	RTO NATIONAL	PLAINTIFF	5/18/2026	—
2026-00326	FRANCIS BRET	DEFENDANT	5/18/2026	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00333	2007 CAM TRAILER VIN # NYA449519 CWH5000	PETITIONER	5/20/2026	—
2026-00333	BURDEN ANDREW JAMES	PETITIONER	5/20/2026	—
2026-00333	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	5/20/2026	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00334	GRAVINA JENNIFER	PLAINTIFF	5/21/2026	—
2026-00334	HANSEN LEE M	DEFENDANT	5/21/2026	—

REAL PROPERTY — MORTGAGE FORECLOSURE: RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00328	CROSSCOUNTRY MORTGAGE LLC	PLAINTIFF	5/18/2026	—
2026-00328	OTT KRISTI	DEFENDANT	5/18/2026	—
2026-00328	OTT ANDREW	DEFENDANT	5/18/2026	—
2026-00331	REGIONS BANK D/B/A	PLAINTIFF	5/20/2026	—
2026-00331	REGIONS MORTGAGE	PLAINTIFF	5/20/2026	—
2026-00331	GANGALE LOUIS	DEFENDANT	5/20/2026	—
2026-00331	KEATING CLAIRE	DEFENDANT	5/20/2026	—
2026-00332	WELLS FARGO BANK NATIONAL ASSOCIATION AS TRUSTEE	PLAINTIFF	5/20/2026	—
2026-00332	HATTON MORGEN R	DEFENDANT	5/20/2026	—
2026-00332	HATTON KATHLEEN J	DEFENDANT	5/20/2026	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00324	SNIP LLC	PLAINTIFF	5/18/2026	—
2026-00324	TORRISI KATHLEEN G	DEFENDANT	5/18/2026	—
2026-00324	TORRISI KATHLEEN G THE ESTATE OF	DEFENDANT	5/18/2026	—
2026-00324	TORRISI AL HER HUSBAND	DEFENDANT	5/18/2026	—
2026-00324	DOE JOHN	DEFENDANT	5/18/2026	—
2026-00324	UNKNOWN HEIRS AT LAW OF KATHLEEN TORRISI	DEFENDANT	5/18/2026	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00330	CONTE NICOLE	PLAINTIFF	5/19/2026	—
2026-00330	BURRIER MEGHAN	DEFENDANT	5/19/2026	—

MORTGAGES AND DEEDS

*RECORDED FROM MAY 11, 2026 TO MAY 15, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 600,000.00 Mortgagor: PRJ REALTY LLC 2 - P R J REALTY L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$600,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 80,000.00 Mortgagor: DUGGAN, JOHN A 2 - DUGGAN, TARA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$80,000.00 Mortgagee: DIME BANK Municipality DREHER TOWNSHIP
Information: 100,000.00 Mortgagor: ORDUNUNG, MARK A 2 - ORDUNUNG, STEPHANIE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: DIME BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 60,000.00 Mortgagor: MINNICK, ROBERT 2 - MINNICK, SAMANTHA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 237,550.00 Mortgagor: DAVIDSON, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$237,550.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CLINTON TOWNSHIP 2
Information: 300,000.00 Mortgagor: TURANO, RICHARD 2 - TURANO, NICOLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality MOUNT PLEASANT TOWNSHIP
Information: 552,960.00 Mortgagor: LESLIE, DAVID M 2 - LESLIE, TARA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$552,960.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 127,000.00 Mortgagor: CARBO, MARIE D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$127,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BERLIN TOWNSHIP
Information: 150,000.00 Mortgagor: YACK, RICHARD E 2 - YACK, MARGARET A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

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

Information: 50,001.00 Mortgagor: SCHAEFER, CHARLES THOMAS	Consideration: \$50,001.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 165,000.00 Mortgagor: MATOUSHEK, LOUIS A	Consideration: \$165,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 198,800.00 Mortgagor: GRUBLAUSKAS, DIANE CHRISTINA	Consideration: \$198,800.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PALMYRA TOWNSHIP
Information: 320,000.00 Mortgagor: LOPEZ, ANGEL	Consideration: \$320,000.00 Mortgagee: PROSPERITY HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: 330,000.00 Mortgagor: ROSSETTI, KELLY 2 - ROSSETTI, FRANCIS	Consideration: \$330,000.00 Mortgagee: CITIBANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: 7,966.33 Mortgagor: KINCH, JOAO LEE	Consideration: \$7,966.33 Mortgagee: HOUSING & URBAN DEVELOPMENT
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: FALONE, WILLIAM AKA 2 - FALONE, WILLIAM JR AKA 3 - FALONE, CYNTHIA AKA 4 - FALONE, CYNTHIA ANN AKA	Consideration: \$100,000.00 Mortgagee: ESSA BANK 2 - E S S A BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 345,000.00 Mortgagor: PKJ ENTERPRISES LLC 2 - P K J ENTERPRISES L L C	Consideration: \$345,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality BERLIN TOWNSHIP
Information: 123,749.69 Mortgagor: CAGE ENTERPRISES LLC 2 - CAGE ENTERPRISES L L C	Consideration: \$123,749.69 Mortgagee: FIGURE LENDING LLC 2 - FIGURE LENDING L L C 3 - DART COLLATERAL MANAGER LLC 4 - DAR T COLLATERAL MANAGER L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DREHER TOWNSHIP
Information: 222,400.00 Mortgagor: NEWBON, JASON 2 - NEWBON, KAREN	Consideration: \$222,400.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH

Information: 50,000.00 Mortgagor: JENKINS, ERIC J 2 - YAKELY, CHRISTINA A 3 - JENKINS, CHRISTINA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CLINTON TOWNSHIP 1
Information: 150,000.00 Mortgagor: PHILLIPS, CAROLE JOHNSON Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 160,000.00 Mortgagor: WITHEROW, FREDERICK C 2 - WITHEROW, BARBARA M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$160,000.00 Mortgagee: WAYNE BANK Municipality CLINTON TOWNSHIP 1
Information: 226,219.00 Mortgagor: DONOVAN, BRETT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$226,219.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 532,000.00 Mortgagor: BURKHARDT, DAVID LEE 2 - RAIMONDI, MARGIE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$532,000.00 Mortgagee: ABSOLUTE HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 162,100.00 Mortgagor: BENOIT, RYAN 2 - ZEINOUN, NATALIE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$162,100.00 Mortgagee: CITIZENS SAVINGS BANK Municipality SALEM TOWNSHIP
Information: 212,503.00 Mortgagor: MACK, KAREN DENISE 2 - MACK, GREGORY IRVING Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$212,503.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 323,000.00 Mortgagor: BENDYK, JOEL P 2 - BENDYK, PATRICIA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$323,000.00 Mortgagee: FIRST NATIONAL BANK OF PA Municipality MOUNT PLEASANT TOWNSHIP
Information: 45,000.00 Mortgagor: HILLTOP HAVEN PROPERTIES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$45,000.00 Mortgagee: PEAK EQUITY GROUP LLC 2 - PEAK EQUITY GROUP L L C Municipality PAUPACK TOWNSHIP
Information: 824,375.00 Mortgagor: KJB INVESTMENT PROPERTY MANAGEMENT GROUP LLC 2 - K J B INVESTMENT PROPERTY MANAGEMENT GROUP L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$824,375.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK Municipality SALEM TOWNSHIP
Information: 175,000.00 Mortgagor: MCMORROW, APRIL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$175,000.00 Mortgagee: JPMORGAN CHASE BANK 2 - J P MORGAN CHASE BANK Municipality SALEM TOWNSHIP

Information: 17,900.00 Mortgagor: GOODING, AARON J 2 - GOODING, MONICA T Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$17,900.00 Mortgagee: PITTI, DAVID J Municipality DREHER TOWNSHIP
Information: 242,500.00 Mortgagor: PORRECA, DUSTIN JACOB 2 - VENNIE, SHANNON Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$242,500.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DREHER TOWNSHIP
Information: 163,350.00 Mortgagor: ZADOROZNYJ, SARAH 2 - ZADOROZNYJ, MICHEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$163,350.00 Mortgagee: TD BANK 2 - T D BANK Municipality LAKE TOWNSHIP
Information: 128,000.00 Mortgagor: STANTON, FRANCIS 2 - STANTON, KATHLEEN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$128,000.00 Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BUCKINGHAM TOWNSHIP
Information: 50,000.00 Mortgagor: DUNBAR, JODI L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: CITADEL FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: WOODLAND RETREAT LLC 2 - WOODLAND RETREAT L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: PALADINO, JOSEPH 2 - PALADINO, MARY E Municipality HAWLEY BOROUGH
Information: 489,214.00 Mortgagor: EDGAR, DENNIS J 2 - EDGAR, CAROL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$489,214.00 Mortgagee: NATIONWIDE MORTGAGE BANKERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 164,900.00 Mortgagor: LANGSCHULTZ, JOHN WILLIAM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$164,900.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

DEEDS

Information: LOT 3360 Grantor: CAUGHEY, TIMOTHY 2 - CAUGHEY, DOREEN MARIE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: TIMOTHY JOHN CAUGHEY JOINT REVOCABLE TRUST 2 - DOREEN MARIE CAUGHEY JOINT REVOCABLE TRUST 3 - CAUGHEY, TIMOTHY JOHN TR 4 - CAUGHEY, DOREEN MARIE TR Municipality LAKE TOWNSHIP
Information: Grantor: NORTHERN LIGHT COUNSELING Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$340,000.00 Grantee: PRJ REALTY LLC 2 - PRJ REALTY L L C Municipality HONESDALE BOROUGH

Information: Grantor: MUNN, BRAD	Consideration: \$183,000.00 Grantee: SALKOSKAS, JOHN 2 - SALKOSKAS, JANET
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality WAYMART BOROUGH
Information: LOT 2797 Grantor: PORTO BELLO	Consideration: \$2,500.00 Grantee: AVPP 2 - A V P P
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 103 Grantor: DIG PA 2 - D I G PA	Consideration: \$1,900.00 Grantee: CARLTON, TOMECOLE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 211 Grantor: SCHWARTZ, ALEXANDER	Consideration: \$5,000.00 Grantee: JAMB TWO LOT LLC 2 - JAMB TWO LOT L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: Grantor: SCHWARTZ, ALEXANDER	Consideration: \$5,000.00 Grantee: JAMB TWO LOT LLC 2 - JAMB TWO LOT L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Small Business with
AFFORDABLE

COMMERCIAL INSURANCE



OLSOMMER-CLARKE
INSURANCE GROUP, INC.

Service that shines above the rest

HAMLIN OFFICE • 570-689-9600
HONESDALE OFFICE • 570-253-6330
MOSCOW OFFICE • 570-842-9600

**Representing COMPETITIVE and Highly
Rated Insurance Companies.**

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

www.OlsommerClarke.com

Information: Grantor: COMLY, KEVIN FRANCIS BY SHERIFF 2 - POPE, FELICITY MAXINE BY SHERIFF	Consideration: \$3,092.36 Grantee: CARRINGTON MORTGAGE SERVICES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: GALLOWAY, THOMAS	Consideration: \$107,641.19 Grantee: GALLOWAY, MARGARET R 2 - GALLOWAY, LYLE T
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: JOHNSON, WILLIAM ADAM EST AKA 2 - JOHNSON, WILLIAM EST AKA 3 - JOHNSON, WILLIAM A EST AKA 4 - JOHNSON, DONALD A EXR AKA 5 - JOHNSON, DONALD ANTHONY EXR AKA	Consideration: \$371,306.58 Grantee: JLFJJ TWO LLC 2 - J L F J J TWO L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: LOT 20 Grantor: RECK, DUSTIN JORDAN 2 - BAKKER, KATLYN MARIE	Consideration: \$1.00 Grantee: RECK, DUSTIN JORDAN 2 - RECK, KATLYN MARIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: BLUE, CORA MCKENNA	Consideration: \$1.00 Grantee: CORA M BLUE REVOCABLE TRUST 2 - BLUE, CORA M TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT E 3 Grantor: RUDE, JOHN R II	Consideration: \$8,000.00 Grantee: RUDE, DWIGHT III 2 - RUDE, LINDE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: Grantor: JOPP, BRIAN T 2 - JOPP, HEATHER	Consideration: \$375,000.00 Grantee: TURANO, RICHARD 2 - TURANO, NICOLE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 5 Grantor: NOBLE, TIMOTHY S 2 - NOBLE, PATRICIA E	Consideration: \$1.00 Grantee: LINDSAY, JESSICA 2 - LINDSAY, ARTHUR M JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: Grantor: MATOUSHEK, LOUIS A 2 - MATOUSHEK, MELISSA	Consideration: \$1.00 Grantee: MATOUSHEK, LOUIS A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 163 Grantor: SANTISO, ELIZABETH	Consideration: \$400,000.00 Grantee: LOPEZ, ANGEL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 211 Grantor: VENTO, GIOVANNI 2 - OLAES, NICOLE 3 - VENTO, NICOLE	Consideration: \$450,900.00 Grantee: ROSSETTI, KELLY 2 - ROSSETTI, FRANCIS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: LOT 3626 Grantor: WHITNEY, MONICA 2 - WHITNEY, JAMES	Consideration: \$10.00 Grantee: WHITNEY FAMILY LIVING TRUST 2 - WHITNEY, JAMES EDWARD III TR 3 - WHITNEY, MONICA TR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: MULLANEY, MARY S Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: MULLANEY, MARY S Municipality DAMASCUS TOWNSHIP
Information: LOT 12 Grantor: MULLANEY, MARY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: MULLANEY, MARY S Municipality DAMASCUS TOWNSHIP
Information: LOT 4 Grantor: KASE, PETER AKA 2 - KASE, PETER J AKA 3 - KASE, RENEE AKA 4 - KASE, RENEE M AKA	Consideration: \$460,000.00 Grantee: PKJ ENTERPRISES LLC 2 - P K J ENTERPRISES L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality BERLIN TOWNSHIP
Information: Grantor: CZARKOWKI, THOMAS 2 - CZARKOWSKI, THOMAS	Consideration: \$1.00 Grantee: CZARKOWSKI, THOMAS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: Grantor: SETTINERI, FRANK 2 - SETTINERI, SUSAN L	Consideration: \$1.00 Grantee: SETTINERI FAMILY TRUST OF TWO ZERO TWO SIX 2 - CROUSE, ALICIA MARIE TR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: PATRICIA A FORGIONE LIVING TRUST 2 - GUSTAFSON, SUZANNE TR	Consideration: \$10.00 Grantee: GUSTAFSON, SUZANNE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 86 Grantor: BENJAMIN MARK LIVING TRUST 2 - KATHARINE MARK LIVING TRUST 3 - MARK, BENJAMIN S TR 4 - MARK, KATHARINE TR	Consideration: \$1.00 Grantee: MARK, BENJAMIN S 2 - MARK, KATHARINE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT E Grantor: RACAVITCH, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: MCPARTLAND, MELISSA Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: KIELEH, ROSANGELA DA SILVA	Consideration: \$10,000.00 Grantee: MILLER, CRAIG 2 - YOUNG, LUCILLE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: Grantor: TOBICO	Consideration: \$60,000.00 Grantee: OZGA, ANTHONY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: Grantor: COWAN, ROBERT M EST BY SHERIFF	Consideration: \$3,165.57 Grantee: EQUITY PRIME MORTGAGE LLC 2 - EQUITY PRIME MORTGAGE L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP

Information: LOT 11 Grantor: RYAN, TONYA L 2 - RYAN, SCOTT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$45,000.00 Grantee: SMITH, JOSHUA L Municipality DAMASCUS TOWNSHIP
Information: LOT 101 Grantor: SWEENEY, MICHAEL G Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$560,000.00 Grantee: RAIMONDI, MARGIE 2 - BURKHARDT, DAVID LEE Municipality PAUPACK TOWNSHIP
Information: Grantor: SZYMANSKI, MICHAEL P Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10,000.00 Grantee: ALMANZAR, OMAR R 2 - GUZMAN, MARICELIS Municipality DREHER TOWNSHIP
Information: LOT 124 Grantor: KABAN, CHRISTOPHER 2 - KABAN, AMY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: MACK, GREGORY IRVING 2 - MACK, KAREN DENISE Municipality LEHIGH TOWNSHIP
Information: Grantor: KOWALCZYK, SANDRA ANN EST 2 - KOWALCZYK, ERIC J EXR 3 - KOWALCZYK, JENNIFER A 4 - MURRAY, JENNIFER A Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: KOWALCZYK, ERIC J 2 - KOWALCZYK, JENNIFER A 3 - MURRAY, JENNIFER A Municipality CHERRY RIDGE TOWNSHIP TEXAS TOWNSHIP 3
Information: PARCEL B Grantor: CAVAGE, PAUL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: POPPSIE & CHRIS HOLDING Municipality CANAAN TOWNSHIP
Information: LOT 30 Grantor: FELKER, JEFFREY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: FELKER, JEFFREY 2 - FELKER, AMANDA JANE Municipality LEHIGH TOWNSHIP
Information: LOT 3227 Grantor: LAT DRT JOINT TRUST 2 - L A T D R T JOINT TRUST 3 - TORAYA, DAVID R TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: TORAYA, LUCILLE A Municipality LAKE TOWNSHIP
Information: LOT 151 Grantor: DOERRIE, RALPH G Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DOERRIE, RALPH G 2 - DOERRIE, TIANA M Municipality SALEM TOWNSHIP
Information: LOT 3 Grantor: BELL LIVING TRUST 2 - BELL, LINDA L TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$69,000.00 Grantee: WARHOLIC, BRIAN Municipality LAKE TOWNSHIP
Information: LOT 2806 Grantor: VOLPICELLO, IRENE BY AF AKA 2 - VOLPICELLO, IRENE P BY AF AKA 3 - VOLPICELLO, BENJAMIN T AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.0u Grantee: VOLPICELLO, BENJAMIN THOMAS 2 - VOLPICELLO, JAMES THOMAS Municipality LAKE TOWNSHIP

Information: LOT 481 Grantor: MG ONE ONE RENOVATIONS LLC 2 - M G ONE ONE RENOVATIONS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$364,000.00 Grantee: MCMORROW, APRIL Municipality SALEM TOWNSHIP
Information: Grantor: BOOTH, ERIC C 2 - BOOTH, ANGELA D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.00 Grantee: KREHEL, CAROL 2 - KREHEL, GIANA 3 - JACKSON, TIMMY Municipality LAKE TOWNSHIP
Information: Grantor: PITTI, DAVID J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$24,900.00 Grantee: GOODING, AARON J 2 - GOODING, MONICA T Municipality DREHER TOWNSHIP
Information: Grantor: KELLOGG, BETTY MAE EST AKA 2 - KELLOGG, BETTY M EST AKA 3 - BRUSH, MICHELE PORRECA EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: PORRECA, DUSTIN JACOB 2 - VENNIE, SHANNON Municipality DREHER TOWNSHIP
Information: Grantor: MARTIN, IDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: IDA MARTIN REVOCABLE TRUST 2 - WIEDEMAN, LISA MARTIN TR Municipality HAWLEY BOROUGH
Information: LOT 1 Grantor: VAUTER, PETER M 2 - VAUTER, DENISE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PETER VAUTER IRREVOCABLE FAMILY TRUST 2 - DENISE VAUTER IRREVOCABLE FAMILY TRUST Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: DENNIS, CAROLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DENNIS, CLINTON P JR Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: DENNIS, CAROLE A 2 - DENNIS, SHERRI L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DENNIS, SHERRI L Municipality MANCHESTER TOWNSHIP
Information: Grantor: DIETZ, WILLIAM C 2 - DIETZ, JANICE E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: DECRISTAN, JOSEPH 2 - DECRISTAN, JOSEPH PAUL Municipality PAUPACK TOWNSHIP
Information: Grantor: PALADINO, JOSEPH 2 - PALADINO, MARY E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$120,000.00 Grantee: WOODLAND RETREAT LLC 2 - WOODLAND RETREAT L L C Municipality HAWLEY BOROUGH
Information: LOT 2073 Grantor: HALL, TARYN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,500.00 Grantee: CHANGEH, DIVINE Municipality LAKE TOWNSHIP


<p>Information: Grantor: MINOR, TAMARAH L AKA 2 - MINOR, TAMARAH AKA 3 - MINOR, TAMI AKA 4 - MINOR, ROBERT D AKA 5 - MINOR, ROBERT AKA Locations: C -Map -Blk-Lot-unit 1 - N/A</p>	<p>Consideration: \$1.00 Grantee: ROBERT D MINOR IRREVOCABLE GRANTOR TRUST 2 - TAMARAH L MINOR IRREVOCABLE GRANTOR TRUST 3 - MINOR, ROBERT C TR 4 - GAERLAN, BRITTNEY M TR Municipality DYBERRY TOWNSHIP</p>
---	---

<p>Information: CLINTON & DYBERRY TOWNSHIPS Grantor: MINOR, ROBERT D AKA 2 - MINOR, ROBERT AKA 3 - MINOR, TAMARAH L AKA 4 - MINOR, TAMARAH AKA 5 - MINOR, TAMI AKA Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A</p>	<p>Consideration: \$1.00 Grantee: ROBERT D MINOR IRREVOCABLE GRANTOR TRUST 2 - TAMARAH L MINOR IRREVOCABLE GRANTOR TRUST 3 - MINOR, ROBERT C TR 4 - GAERLAN, BRITTNEY M TR Municipality CLINTON TOWNSHIP DYBERRY TOWNSHIP</p>
--	---

<p>Information: LOT 412 Grantor: SIX FIVE WINDSOR LLC 2 - SIX FIVE WINDSOR L L C Locations: C -Map -Blk-Lot-unit 1 - N/A</p>	<p>Consideration: \$224,900.00 Grantee: LANGSCHULTZ, JOHN WILLIAM Municipality PAUPACK TOWNSHIP</p>
---	---

<p>Information: Grantor: REUBEN ESTATE NORTHERN ESCAPE Locations: C -Map -Blk-Lot-unit 1 - N/A</p>	<p>Consideration: \$550,000.00 Grantee: HERON HILL HUNT CLUB Municipality DAMASCUS TOWNSHIP</p>
---	---

<p>Information: Grantor: REUBEN ESTATE NORTHERN ESCAPE LLC 2 - REUBEN ESTATE NORTHERN ESCAPE L L C Locations: C -Map -Blk-Lot-unit 1 - N/A</p>	<p>Consideration: \$400,000.00 Grantee: HERON HILL HUNT CLUB Municipality DAMASCUS TOWNSHIP</p>
---	---



WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

Don't Miss an Issue!
**Get weekly Sheriff Sales, Estate Notices,
 Mortgages, Deeds, Judgments & MORE.**

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100
Emailed Copy Free

Email baileyd@ptd.net or call 570-251-1512.

Wayne County LEGAL JOURNAL

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

2026 LEGAL ADVERTISING RATES Effective 5/1/2026

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:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	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

Half Page:
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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Leatrice Anderson, Esq.

Spall, Ryzewski, Anderson, Lalley & Tunis, PC

570-226-6229

lea@poconolawyers.net

2573 Route 6

Hawley, PA 18428

Surrogacy/Gestational Carrier,

Adoption, Guardian Ad Litem, Real

Estate Settlement/Title Agent, Real Estate Litigation, Estate/Wills

Nicholas Barna, Esq.

Barna Law

570-253-4921

nicholasbarna@verizon.net

207 Tenth Street

Honesdale, PA 18431

Real Estate, Estate Planning, Estate Administration, Elder Law

Tim Barna, Esq.

Barna Law

570-253-4921

207 Tenth Street

Honesdale, PA 18431

Real Estate, Estate Planning, Estate Administration, Elder Law

Stephen G. Bresset, Esq.

Bresset Santora, LLC

570-253-5953

570-253-2926 (Fax)

SBresset@Bressetsantora.com

Rsantora@Bressetsantora.com

606 Church Street

Honesdale, PA 18431

Ronald M. Bugaj, Esq.

Bugaj/Fischer, P.C.

570-253-3021

ron@bugaj-fischer-law.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

Administrative Law, Civil Litigation, Community Association Law, Corporate and Business Law, Criminal Defense, Dependency, DUI, Estates, Estate Planning,

Family Law, Custody, Divorce, Protection From Abuse, Support, Guardianship, Juvenile Law, Property Owners Association, Real Estate, Social Security/Disability, Tax Law, Workers Compensation, Zoning, Municipal Law

Steven E. Burlein, Esq.

570-253-9667

steven@burlein.legal

307 Eleventh Street

Honesdale, PA 18431

Real Estate, Wills and Trust, Estate Administration/Probate, Guardianship, Criminal Law, Juvenile Law

Oressa P. Campbell, Esq.

570-253-7938

CampLaw@ptd.net

922 Church St.

Honesdale, PA 18431

Appeals, Adoption, Child Custody, Criminal, Dependency, Divorce, Landlord/Tenant, Juvenile

George Edward Clause, II, Esq.

772-341-5855

gclause@clauselawgroup.com

PO Box 241

972 Main Street

Newfoundland, PA 18445

Personal Injury, Business Law, Contract Law, Employment Law, Estate Planning, Real Estate

Tammy Lee Clause, Esq.

570-676-5212

attyclause@gmail.com

PO Box 241

972 Main Street

Newfoundland, PA 18445

Divorce, Custody, Wills, Estates, Real Estate, Civil Litigation, Corporate Law, Breach of Contract, Community Association Matters

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Frances Clemente, Esq.

845-887-6344
fclemente@hvc.rr.com
PO Box 866
32 Lower Main St.
Callicoon, NY 12723

Thomas P. Cummings, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011
Fax: 570-347-7028
tcummings@dlplaw.com
75 Glenmaura National Boulevard
Moosic, PA 18507
*Workers Compensation, Social Security
Disability, Personal Injury*

Charles Curtin, Esq.

570-253-3355 X 1802
ccurtin@hnbk.com
724 Main Street
Honesdale, PA 18431

Donna DeVita, Esq.

570-343-9597
d.devita.law@gmail.com
400 Spruce St. Ste 402
Scranton, PA 18503

Jessica Ellis, Esq.

Ellis Law Group, Inc.
570-253-5229
jessica@ellislawgroup.com
www.ellislawgroup.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Family Law, Estate
Plannings, Small Business Representation*

Brendan R. Ellis, Esq.

Ellis Law Group, Inc.
570-253-5229
brendan@ellislawgroup.com
www.ellislawgroup.com
1018 Church Street
Honesdale, PA 18431
*Real Estate, Family Law, Estate
Plannings, Small Business Representation*

Christopher Farrell, Esq.

570-488-6900
570-488-6907 (Fax)
chris@chrisfarrelllaw.com
www.chrisfarrelllaw.com
P.O. Box 312
158 South Street
Waymart, PA 18472
*Divorce & Custody, Criminal Defense,
DUI Defense, Adoption, Termination of
Parental Rights, Personal Injury, Social
Security Disability, Real Estate
Transactions, Contractor Lawsuits,
Civil Litigation, Wills & Estates,
Protection from Abuse Litigation*

David H. Faux, Esq.

Law Office of David H. Faux, P.C.
718-869-0914
davefaux@dhf-law.net
42 Blue Moon Lane
Honesdale, PA 18431

Richard G. Fine, Esq.

570-253-1120
570-343-1197
Fax 570-343-9538
finerg@comcast.net
922 Main Street
Honesdale, PA 18431
425 Biden Street, Suite 302
Scranton, PA 18503
*Mediator and Arbitrator, Personal Injury,
Civil Litigation, Auto Accidents, Slip and
Fall Accidents, Products Liability, Medical
Malpractice, Workers Compensation,
Insurance Claims, Real Estate, Estate
Planning and Administration.*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

John P. Finnerty, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011

Fax: 570-347-7028

jfinnerty@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

*Personal Injury, Workers' Compensation,
Products Liability, Medical Malpractice,
Estate Planning and Administration, Real
Estate*

Ronnie J. Fischer, Esq.

Bugaj/Fischer, P.C.

570-253-3021

ronnie_fischer@hotmail.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

*Adoption, Appeals/Appellate Law, Civil
Litigation, Community Association Law,
Criminal Defense, Driver's License
Issues, DUI, Family Law, Custody,
Divorce, Protection from Abuse,
Support, Personal Injury, Property
Owners Associations*

David M. Gregory, Esq.

570-251-9960

david@gregory.legal

307 Erie Street

Honesdale, PA 18431

Nicholas D. Gregory, Esq.

570-251-9960

nick@gregory.legal

307 Erie Street

Honesdale, PA 18431

Frances Gruber, Esq.

570-253-5400

frangruber@aol.com

214 Ninth Street

Honesdale, PA 18431

Taxes, Wills and Estates

Nicole Hendrix, Esq.

Wayne County Courthouse

570-253-5970

nhendrix@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Richard B. Henry, Esq.

Richard B. Henry and Associates, LLC

570-253-7991

rhenry@honesdalelaw.com

1105 Court St.

Honesdale, PA 18431

*Real Estate, Property Owners
Associations, Wills/Estates, Business
Organizations, Municipal Law, Civil
Litigation, Criminal Law, Family Law,
Title Insurance, Children & Youth Matters,
PennDOT Appeals, Department of
State/Licensing Appeals, Appellate
Practice before Commonwealth and
Superior Courts*

Alfred J. Howell, Esq.

Howell Moran PLLC

570-253-2520

ajhowell@howellmoran.com

109 Ninth Street

Honesdale, PA 18431

*Elder Law (Planning and Settling of
Estates), Real Estate (Commercial and
Personal)*

Lothar C. Holbert, Esq.

570-798-2257

calkuni@verizon.net

131 Pleasant Valley Road

Starrucca, PA 18462

Zachary Jennings, Esq.

Jennings & Jennings, LLC

570-253-5161

zjesq@ptd.net

303 Tenth Street

Honesdale, PA 18431

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Kathryn Ann Karam, Esq.

Lackawanna County Family Court
570-963-5691
karamk@lackawannacounty.org
123 Wyoming Ave., 1st Floor
Scranton, PA 18503-2030

Arielle Larson, Esq.

570-253-0300
arielle.zimmslaw@gmail.com
1133 Main Street
Honesdale, PA 18431
Civil Trials, Personal Injury, Estate Administration, Estate Planning, Real Estate Sale/Purchase, Zoning and General Practice

John Martin, Esq.

Law Office of John Martin
570-253-6899
jmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

John Martin, II, Esq.

Law Office of John Martin
570-253-6899
jjmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Kimberly Martin, Esq.

Law Office of John Martin
570-253-6899
kmartin@martin-law.net
1022 Court Street
Honesdale, PA 18431

Woodrow A. Martin, Esq.

Richard B. Henry and Associates, LLC
570-253-7991
wmartin@honesdalelaw.com
1105 Court St.
Honesdale, PA 18431

Sean P. McDonough, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011
Fax: 570-347-7028
smcdonough@dlplaw.com
75 Glenmaura National Boulevard
Moosic, PA 18507
Nursing Home Abuse

Stacy M. Miller, Esq.

Woodloch Pines
570-685-8056
stacy.miller@woodloch.com
731 Welcome Lake Road
Hawley, PA 18428

Mary O. Moran, Esq.

Howell Moran PLLC
570-253-2520
mmoran@howellmoran.com
109 Ninth Street
Honesdale, PA 18431
Elder Law (Planning and Settling of Estates), Real Estate (Commercial and Personal), Business

Mark E. Moulton, Esq.

570-775-9525
markmoulton@moultonslaw.com
693 PA 739
Hawley, PA 18428
Criminal Law, Real Estate, Estate Administration, Elder Law, Family Law

John Notarianni, Esq.

570-468-0844
johnnotarianni1@aol.com
1412 Delaware Street
Dunmore, PA 18509

Alida O'Hara, Esq.

570-253-6148
oharak1@verizon.net
PO Box 190
Honesdale, PA 18431
Family Law

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Tobey Oxholm, Esq.

Just Resolutions – ADR
215-783-2329
tobeyoxholm@gmail.com
1 Watawga Way West
Gouldsboro, PA 18424
ADR, Mediation

Kerin Podunajec, Esq.

570-352-7834
KerinPodunajec@gmail.com

Brian G. Price, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-288-1427
Fax: 570-288-0799
bprice@dlplaw.com
459 Wyoming Avenue
Kingston, PA 18704
*Spanish Speaking Clients, Plaintiff
Personal Injury, Truck Accidents, Auto
Accidents, Product Liability, Medical
Negligence*

Joseph G. Price, Esq.

Dougherty, Leventhal & Price, L.L.P.
570-347-1011
Fax: 570-347-7028
jprice@dlplaw.com
75 Glenmaura National Boulevard
Moosic, PA 18507
*Plaintiff Personal Injury, Truck Accidents,
Auto Accidents, Product Liability,
Medical Negligence*

Christine Rechner, Esq.

Rechner Law Office
rechnerc@ptd.net
924 Church St.
Honesdale, PA 18431
*Divorce, Custody, PFA, Adoptions,
Real Estate Sale/Purchase, Property
Disputes, Civil Litigation, Landlord/
Tenant, Corporate Formation, Estate
Planning*

Hugh Rechner, Esq.

Rechner Law Office
570-253-2200
rechnerh@ptd.net
924 Church St.
Honesdale, PA 18431

Pat Robinson, Esq.

District Attorney's Office
probinson@co.wayne.pa.us
925 Court Street
Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office
srobinson@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Chloe Romanowski, Esq.

Wayne County Courthouse
570-253-5970
cromanowski@waynecountypa.gov
925 Court Street
Honesdale, PA 18431

Sally N. Rutherford, Esq.

Rutherford, Rutherford & Wood
570-253-2500
snr.rutherfordlaw@verizon.net
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate Administration,
Residential Real Estate*

Joseph Rydzewski, Esq.

Spall, Rydzewski, Anderson, Lalley &
Tunis, PC
570-226-6229
joerr@poconolawyers.net
2573 Route 6
Hawley, PA 18428
*Civil Litigation, Personal Injury,
General Litigation, Real Estate
Litigation, Commercial Litigation,
Insurance Claims*

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Joseph F. Saporito, III, Esq.

Saporito, Falcone & Watt
570-237-2687
joesaporito@saporitofalcone.com
www.falconewattlaw.com
48 S. Main Street, Suite 300
Pittston, PA 18640

John Spall

Spall, Rydzewski, Anderson, Lalley &
Tunis, PC
570-226-6229
jfs@poconolawyers.net
2573 Route 6
Hawley, PA 18428
*Real Estate Settlement, Real Estate Title
Agent, Wills/Estates, Corporations*

John R. Theadore, Esq.

845-887-1855
john@jtheadorelaw.com
www.jtheadorelaw.com
32 Lower Main Street, Suite 4 /
P.O. Box 182
Callicoon, NY 12723
Areas of Practice:
*New York & Pennsylvania Practice,
Real Estate, Wills and Estates,
Business Matters, Criminal Defense*

Kimberly Thomas, Esq.

North Penn Legal Services, Inc.
215-840-3231
kthomas@nplspsa.org
925 Court St.
Honesdale, PA 18431

Jeffrey S. Treat, Esq.

570-253-1209
jstreat@ptd.net
1018 Church Street
Honesdale, PA 18431

Matthew Walker, Esq.

570-689-4007
matt@walkerandwalkerpc.com
PO Box 747, Route 590
Hamlin, PA 18427
*Real Estate Settlement, Title Insurance,
Wills & Estates*

Michael Walker, Esq.

570-689-4007
wwpc@echoes.net
PO Box 747, Route 590
Hamlin, PA 18427
*Real Estate Settlement, Title Insurance,
Wills & Estates*

Ethan C. Wood, Esq.

Rutherford, Rutherford & Wood
570-253-2500
ecw.rutherfordlaw@aol.com
921 Court Street
Honesdale, PA 18431
*Estate Planning, Estate Administration,
Residential Real Estate*

Mark R Zimmer, Esq.

570-253-0300
zimmslaw@gmail.com
1133 Main St.
Honesdale, PA 18431
*Civil Trials, Personal Injury, Estate
Administration, Estate Planning, Real
Estate Sale/Purchase, Zoning and
General Practice*

Ashley Zimmerman, Esq.

Weinstein, Zimmerman & Ohliger
570-296-7300
zimmerman@wzlawfirm.com
410 Broad Street
Milford, PA 18337
*Criminal Law, Family Law and Personal
Injury*



Legal Journal of Wayne County
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431