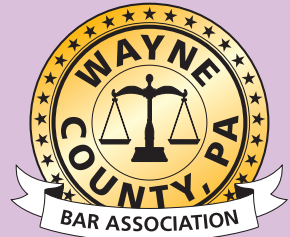


WAYNE COUNTY BAR ASSOCIATION



22nd Judicial District

May 15, 2026
Vol. 16, No. 12
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.

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

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Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

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Chief Public Defender

Steven Burlein, Esq.

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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

CRIMINAL CASES

Wayne County District Attorney A.G. Howell announced the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — May 7, 2026

MARK GAUGHAN, age 71, of Mount Pocono, PA was sentenced to not less than five (5) months nor more than twenty-three and one half (23 ½) months incarcerated in the Wayne County Correctional Facility on one count of Possession With Intent to Deliver- Marijuana.

LESTER LUTZ, age 55, of Honesdale, PA was placed on probation with restrictive conditions for a period of nine (9) months on one count of DUI – Controlled Substance – Schedule 2 or 3 and one count of Driving While Operating Privilege Suspended/Revoked.

JOHN FOLEY, age 69, of Lake Ariel, PA was placed on Probation with restrictive conditions for a period of six (6) months on one count of DUI – Highest Rate.

MIGUEL FIGUEROA, age 52, of the Bronx, NY was placed on Probation for a period of six (6) months on one count of DUI.



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 Peter Moretti
AKA Peter G. Moretti
Late of Bronx, New York
ADMINISTRATOR
Haiwen He
3530 Henry Hudson Pkwy., Apt. 5G
Bronx, NY 10463

5/15/2026 • 5/22/2026 • 5/29/2026

ESTATE NOTICE

Estate of Robert T. Edwards
AKA Robert Thomas Edwards
AKA Robert Edwards
Late of Bethany Borough
EXECUTOR
Michael Dolph
1082 Creek Drive
Prompton, PA 18456
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/15/2026 • 5/22/2026 • 5/29/2026

ESTATE NOTICE

Estate of Carol Rocklin
AKA Carol Elinor Rocklin
Late of Honesdale Borough
EXECUTOR
John Rocklin
106 14th Street
Honesdale, PA 18431

5/15/2026 • 5/22/2026 • 5/29/2026

EXECUTOR'S NOTICE

ESTATE OF Rebecca Giamanco, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Paul Kopines a/k/a Paul Joseph Kopines, of 1806 Parkway Drive, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/15/2026 • 5/22/2026 • 5/29/2026

**ADMINISTRATOR'S NOTICE
ESTATE OF**

Laurie A. Gregory A/K/A Laurie Anne Gregory

late of Lake Ariel, Wayne County, Pennsylvania, Deceased. Letters of administration on the above estate having been granted to Russell W. Gregory. All persons indebted to the Estate of Laurie A. Gregory A/K/A Laurie Ann Gregory, Deceased are requested to

make payment and those having claims to present the same without delay to: the Law Office of Moulton & Moulton, 693 Route 739, Suite 1, Lords Valley, PA 18428.

5/15/2026 • 5/22/2026 • 5/29/2026

ADMINISTRATOR'S NOTICE

ESTATE OF Edward M. Siro, Sr., a/k/a Edward Siro, late of Berlin Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Deanne Leggio a/k/a Deanne M. Leggio, of 370 Auburn Avenue, Shirley, NY 11967. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/15/2026 • 5/22/2026 • 5/29/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of George J. Banicky, late of Thompson, Wayne County, PA., Date of death May 1, 2026. 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.

5/15/2026 • 5/22/2026 • 5/29/2026

ESTATE NOTICE

Estate of Donald G. Phraner
Late of Lackawaxen
ADMINISTRATOR
Jane Phraner
3067 Hemlock Farms
Hawley, PA 18428
ATTORNEY
Neil T. O'Donnell
267 Wyoming Avenue
Kingston, PA 18704

5/8/2026 • 5/15/2026 • 5/22/2026

ESTATE NOTICE

ESTATE OF EDWARD KURRE, late of the Palmyra Twp., Pennsylvania died February 04, 2026. Notice is hereby given that Letters Administration on the above estate have been granted to Manuela J. Darazsdi, Lakeville, Pennsylvania. All persons indebted to the said estate are required to make payment and those having claims to present the same without delay to the Executor named herein, or to Patrick N. Coleman, Esquire, Tellie & Coleman, P.C., 310 East Drinker Street, Dunmore, PA 18512.

5/8/2026 • 5/15/2026 • 5/22/2026

ESTATE NOTICE

Estate of John Francis Dee, Jr.
Late of Hawley Borough
EXECUTOR
John F. Dee III
446 Grove St.
Honesdale, PA 18431

5/8/2026 • 5/15/2026 • 5/22/2026

EXECUTORS NOTICE

ESTATE OF Benjamin E. Mettler, late of Dyberry Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Brian Edwin Mettler, of 33 Luchetti Way, Newton, NJ 07860 and Darlene Ruth Sabourin a/k/a Darlene M. Sabourin, of 183 Shady Lane, Colchester, VT 05446. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

5/8/2026 • 5/15/2026 • 5/22/2026

LETTERS TESTAMENTARY

Donald E. Olsommer, Sr. a/k/a Donald E. Olsommer, deceased, late of 321 Spring Road, Moscow, PA 18444.

Letters Testamentary on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Janet H. Olsommer
Executrix of the Estate of
Donald E. Olsommer, Sr. a/k/a
Donald E. Olsommer
410 Broad Street
Milford, PA 18337

Or her attorney, Nicholas J. McIntyre, Esq., 410 Broad Street, Milford, PA 18337.

5/8/2026 • 5/15/2026 • 5/22/2026

ESTATE NOTICE

Estate of Susanne Wibroe-Fost
Late of Damascus Township
ADMINISTRATOR
Jeffrey E. Shulman
287 Bowman Avenue, Suite 236
Purchase, NY 10577
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

5/1/2026 • 5/8/2026 • 5/15/2026

ESTATE NOTICE

In the Estate of James Charles Barton Sr., a/k/a James C. Barton Sr., a/k/a James Charles Barton Jr. of Buckingham Township, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to John Barton, a/k/a John Richard Barton. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

5/1/2026 • 5/8/2026 • 5/15/2026

ESTATE NOTICE

Estate of Robert W. Adams
Late of Waymart Borough
EXECUTOR
Lori Hubal
196 Brown Hill Rd.
Thompson, PA 18465
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main St., Ste. 415
Carbondale, PA 18407

5/1/2026 • 5/8/2026 • 5/15/2026

ESTATE NOTICE

Estate of Rudolph Ravnikar
AKA Rudolph R. Ravnikar
Late of Clinton Township
EXECUTOR
John Ravnikar
117 Regency Drive
North Wales, PA 19454
ATTORNEY
Sean P. McGraw, Esq.
41 N. Main St., Ste. 415
Carbondale, PA 18407

5/1/2026 • 5/8/2026 • 5/15/2026

**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
MAY 27, 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 27th day of May, 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, piece or parcel of land located in the Village of Browndale, Township of Clinton, County of Wayne and State of Pennsylvania, being bounded and described as follows:

Commencing at a point in a Southerly direction, forty eight (48) feet from the common corner of Lots Numbered Three (3) and Four (4) in Block Numbered Ten and One Half (10 ½) on the Front Street side of said lot; thence in an Easterly direction to the rear line of said lot at a point forty (40) feet from Easterly corner of Lots Numbered Three (3) and Four (4); thence in a Southerly direction to the Southerly corner of Lot Numbered Four (4), being the common rear corner of Lot Numbered Four (4) in Block Numbered Ten and One-Half (10 ½) and Lot Numbered Ten (10) in Block Ten (10); thence in a Westerly direction to the corner line of said Lot Numbered Four (4); thence in a Northerly direction along line of said Lot Numbered Four (4) to the place of beginning.

Being the remainder of Lot Numbered Four (4) comprising all of the said lot not previously sold. The balance of said lot having been sold to Nicholas and Anna Zavesky

by deed of Julia Checofsky dated May 1, 1923.

Being the same premises which Stafanie Curyk, by Deed dated 01/13/2021 and recorded 01/20/2021, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 5816, Page 267, granted and conveyed unto Alexander Shank, in fee.

Tax Parcel: 06-2-0004-0168

Premises Being: 104 Front St, Browndale, PA 18421

Seized and taken in execution as property of:
Alexander Shank 104 Front Street
FOREST CITY PA 18421

Execution No. 579-Civil-2025
Amount Due: \$65,782.49 Plus
additional costs

March 5, 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.

5/1/2026 • 5/8/2026 • 5/15/2026

CIVIL ACTIONS FILED

*FROM APRIL 25, 2026 TO MAY 1, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2010-21856	Kresge John E	4/29/2026 11:45	Satisfaction	—
2019-20785	Robertson James Chester	4/29/2026 11:45	Satisfaction	—
2024-00626	Skinner Darren	4/27/2026 1:20	Jdgmt By Court Order	3,477.08
2025-00150	Pollick Susan M	5/01/2026 10:56	Satisfaction	—
	A/K/A Susie Pollick-Velez			
2025-00150	Pollick Susie	5/01/2026 10:56	Satisfaction	—
2025-00177	Farley Michael J	4/30/2026 10:37	Satisfaction	—
2025-00178	Onpointe Property Group LLC	4/30/2026 10:37	Satisfaction	—
2025-00241	Frable Lisa L	5/01/2026 12:03	Default Judg In Rem	213,245.84
2025-00241	Frable Lisa L	5/01/2026 12:08	Writ Of Execution	213,245.84
2025-00566	Parlatore Kenneth A	4/27/2026 3:06	Amend "In Rem" Judg	145,096.05
2025-00669	Manetti Barbara	4/30/2026 12:19	Default Judgment	19,521.38
2025-00738	Apple Jason	4/30/2026 12:05	Default Judgment	1,989.22
2025-00751	Saul Charles	4/30/2026 11:45	Default Judgment	10,934.68
2025-00756	Oheren Brian	4/27/2026 1:31	Default Judgment	2,691.70
2025-20026	Henning Jason	5/01/2026 3:02	Satisfaction	—
2025-20799	Gulliver Erica	4/30/2026 8:06	Satisfaction	340.14
2025-20838	Tuttle David A	4/30/2026 8:06	Satisfaction	340.09
2026-00035	Collado Christopher	4/27/2026 1:35	Default Judgment	2,660.47
2026-00042	Schneider Donald	4/27/2026 1:37	Default Judgment	6,059.54
2026-00264	Jd Hospitalities LLC	4/27/2026 9:45	Confession Of Jdgmt	171,554.08
2026-00264	Jimmie G's Bar & Grill Inc	4/27/2026 9:45	Confession Of Jdgmt	171,554.08
2026-00264	Gebert James S	4/27/2026 9:45	Confession Of Jdgmt	171,554.08
2026-00264	Gebert Danielle E	4/27/2026 9:45	Confession Of Jdgmt	171,554.08
2026-20235	Strackbein James Kevin	4/28/2026 8:19	Judgment	732.75
2026-20236	Olson Thomas Charles	4/28/2026 8:19	Judgment	1,313.25
2026-20237	Sanok Victoria	4/28/2026 8:36	Jp Transcript	3,790.29
2026-20238	Melgarejo R	4/28/2026 9:54	Federal Tax Lien	24,767.84
2026-20238	Melgarejo M Soto De	4/28/2026 9:54	Federal Tax Lien	24,767.84
2026-20238	Demelgarejo M Soto	4/28/2026 9:54	Federal Tax Lien	24,767.84
2026-20239	Loomis Ray William	4/29/2026 11:45	Judgment	1,618.64
2026-20240	Loomis Ray William	4/29/2026 11:46	Judgment	1,173.65
2026-20241	Alcott Ryan	4/29/2026 11:46	Judgment	4,748.19
2026-20242	Rice Jayson Matthew	4/29/2026 11:46	Judgment	1,728.35
2026-20243	Deyoung Jennifer	4/30/2026 8:10	Municipal Lien	377.20
2026-20243	Deyoung Eric	4/30/2026 8:10	Municipal Lien	377.20
2026-20244	Johnson Loise M	4/30/2026 8:10	Municipal Lien	407.18
2026-20245	Boehmer Crystal	4/30/2026 8:11	Municipal Lien	384.48
2026-20246	Feerrar Capital LLC	5/01/2026 12:00	Municipal Lien	7,052.25
2026-20247	RTK Realty LLC	5/01/2026 12:12	Municipal Lien	708.38

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

2026-20248 K E Homes LLC		5/01/2026 12:29 Municipal Lien	691.78
2026-20249 Rtk Realty LLC		5/01/2026 12:42 Municipal Lien	720.46
2026-20250 K E Homes LLC		5/01/2026 12:55 Municipal Lien	652.54
2026-20251 Amana Capital Management LLC		5/01/2026 1:15 Municipal Lien	2,545.28
2026-20252 Rtk Realty LLC		5/01/2026 2:00 Municipal Lien	693.29
2026-20253 Gallagher Linda Executrix		5/01/2026 2:16 Municipal Lien	1,748.29
2026-20253 Baez Anna M Estate Of		5/01/2026 2:16 Municipal Lien	1,748.29
2026-20254 Gallagher Linda Executrix		5/01/2026 2:35 Municipal Lien	1,684.74
2026-20254 Baez Anna M Estate Of		5/01/2026 2:35 Municipal Lien	1,684.74
2026-20255 Dennis Mark Williams		5/01/2026 3:01 Judgment	1,636.25
2026-40015 Simmons William E Owner	P	4/28/2026 8:31 Waiver Of Liens	—
2026-40015 Simmons Jennifer Owner	P	4/28/2026 8:31 Waiver Of Liens	—
2026-40015 Timbercrest Builders LLC Contract		4/28/2026 8:31 Waiver Of Liens	—
2026-40016 Vanblarcom Robert C Owner	P	4/30/2026 10:20 Stip Vs Liens	—
2026-40016 Vanblarcom Faith Marie Owner	P	4/30/2026 10:20 Stip Vs Liens	—
2026-40016 Yanacek Construction Contractor		4/30/2026 10:20 Stip Vs Liens	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00264	The Honesdale National Bank	Plaintiff	4/27/2026	—
2026-00264	Jd Hospitalities LLC	Defendant	4/27/2026	—
2026-00264	Jimmie G's Bar & Grill Inc	Defendant	4/27/2026	—
2026-00264	Gebert James S	Defendant	4/27/2026	—
2026-00264	Gebert Danielle E	Defendant	4/27/2026	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00267	U S Bank National Association D/B/A	Plaintiff I	4/27/2026	—
2026-00267	Elan Financial Services	Plaintiff	4/27/2026	—
2026-00267	Pritzlaff Michelle	Defendant	4/27/2026	—
2026-00268	Capital One N A	Plaintiff	4/27/2026	—
2026-00268	Chain Daniel A	Defendant	4/27/2026	—
2026-00269	Capital One N A	Plaintiff	4/27/2026	—
2026-00269	Coolbaugh Lauren M	Defendant	4/27/2026	—
2026-00270	Capital One N A	Plaintiff	4/27/2026	—
2026-00270	Joiner Eric	Defendant	4/27/2026	—
2026-00271	Midland Credit Management Inc	Plaintiff	4/27/2026	—
2026-00271	Silfies Edward	Defendant	4/27/2026	—
2026-00275	Bank Of America NA	Plaintiff	4/30/2026	—
2026-00275	Perea Joey	Defendant	4/30/2026	—
2026-00276	Jefferson Capital Systems LLC	Plaintiff	4/30/2026	—
2026-00276	Frey Amy	Defendant	4/30/2026	—
2026-00283	Citibank NA	Plaintiff	5/01/2026	—
2026-00283	Vansickle Clifford	Defendant	5/01/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00265	Velocity Investments LLC	Plaintiff	4/27/2026	—
2026-00265	Samudio Sarah	Defendant	4/27/2026	—
2026-00266	Cavalry Spv I LLC	Plaintiff	4/27/2026	—
2026-00266	Thompson Nancy	Defendant	4/27/2026	—
2026-00266	Thompson Shadd	Defendant	4/27/2026	—
2026-00273	Westlake Services LLC DBA	Plaintiff	4/28/2026	—
2026-00273	Westlake Financial Services	Plaintiff	4/28/2026	—
2026-00273	Fenstermacher Logan L Ii	Defendant	4/28/2026	—
2026-00277	Portfolio Recovery Associates LLC	Plaintiff	4/30/2026	—
2026-00277	Chain Margaret	Defendant	4/30/2026	—
2026-00278	Portfolio Recover Associates LLC	Plaintiff	4/30/2026	—
2026-00278	Calkins Andrew	Defendant	4/30/2026	—
2026-00279	Portfolio Recovery Associates LLC	Plaintiff	4/30/2026	—
2026-00279	Yamamoto Gene	Defendant	4/30/2026	—
2026-00280	Portfolio Recover Associates LLC	Plaintiff	4/30/2026	—
2026-00280	Yamamoto Katie J	Defendant	4/30/2026	—
2026-00281	Portfolio Recover Associates LLC	Plaintiff	4/30/2026	—
2026-00281	Howell Tracy A	Defendant	4/30/2026	—
2026-00282	Portfolio Recovery Associates LLC	Plaintiff	4/30/2026	—
2026-00282	Scholer Brett	Defendant	4/30/2026	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00272	Wayne County Tax Claim Bureau Judicial Sale Of 2026	Petitioner	4/29/2026	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00274	PHH Asset Services LLC	Plaintiff	4/29/2026	—
2026-00274	Downes Donald T Jr	Defendant	4/29/2026	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 20, 2026 TO APRIL 24, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 284,000.00 Mortgagor: OPDYKE, DANIEL RICHARD 2 - OPDYKE, CORINNE	Consideration: \$284,000.00 Mortgagee: MOVEMENT MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 340,000.00 Mortgagor: WADELL, ROGER 2 - WADELL, BONITA	Consideration: \$340,000.00 Mortgagee: LOANDEPOT COM 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 288,000.00 Mortgagor: FITZPATRICK, OONA	Consideration: \$288,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 66,000.00 Mortgagor: OLVER, DEBORAH J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$66,000.00 Mortgagee: CITIZENS SAVINGS BANK Municipality BERLIN TOWNSHIP
Information: 150,000.00 Mortgagor: IRIZARRY, OCTAVIO ANDREW 2 - IRIZARRY, MALORIE ELENA	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 26,587.73 Mortgagor: ONPOINTE PROPERTY GROUP Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$26,587.73 Mortgagee: KOHRS, TIMOTHY Municipality WAYMART BOROUGH
Information: 568,315.00 Mortgagor: AZ HAMLIN LLC 2 - A Z HAMLIN L L C	Consideration: \$568,315.00 Mortgagee: FIRSTRUST BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 150,000.00 Mortgagor: HOOT, KIMBERLY A 2 - HOOT, JAMES V JR	Consideration: \$150,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 631,000.00 Mortgagor: GESSOTWO LLC 2 - G E S S O T W O L L C	Consideration: \$631,000.00 Mortgagee: PROGRESSUS LLC 2 - PROGRESSUS L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

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

Information: 251,750.00 Mortgagor: GESSOTWO LLC 2 - G E S S O T W O L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$251,750.00 Mortgagee: RUTIRO LLC 2 - RUTIRO L L C Municipality LAKE TOWNSHIP
Information: 105,000.00 Mortgagor: HOGANCAMP, CURT R 2 - HOGANCAMP, STEPHANIE B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$105,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 47,500.00 Mortgagor: WOROBEY, SCOTT A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$47,500.00 Mortgagee: DIME BANK Municipality PRESTON TOWNSHIP
Information: 40,000.00 Mortgagor: KOMAR FARM & MEATS LLC 2 - KOMAR FARM & MEATS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$40,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality MOUNT PLEASANT TOWNSHIP
Information: 50,000.00 Mortgagor: COOPERAGE PROJECT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 75,000.00 Mortgagor: THOMAS WESBECHER TWO ZERO ONE SEVEN REVOCABLE TRUST 2 - WESBECHER, THOMAS 3 - WESBECHER, THOMAS TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 35,000.00 Mortgagor: WERLICK, JEFFREY A 2 - WERLICK, SHARON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP
Information: 198,000.00 Mortgagor: SHREK, THOMAS G 2 - SHREK, JENNIFER D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$198,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 132,600.00 Mortgagor: PATEL, BIMALKUMAR R 2 - SHAH, ANIR V Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$132,600.00 Mortgagee: HORIZON FARM CREDIT Municipality DREHER TOWNSHIP
Information: 250,000.00 Mortgagor: HANSON, HAROLD LARS 2 - HANSON, CYNTHIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DYBERRY TOWNSHIP
Information: 3,500,000.00 Mortgagor: VIOLA FAMILY HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,500,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality SALEM TOWNSHIP
Information: 144,000.00 Mortgagor: BERGER, JULIE ELLEN 2 - BERGER, COREY DALE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$144,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP

Information: 500,000.00 Mortgagor: VIOLA FAMILY HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$500,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality SALEM TOWNSHIP
Information: 250,000.00 Mortgagor: VIOLA FAMILY HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$250,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality SALEM TOWNSHIP
Information: 44,686.00 Mortgagor: BORTREE, BONNIE M 2 - BORTREE, RAYMOND H Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$44,686.00 Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 226,200.00 Mortgagor: EIGHT FIVE ZERO DEERFIELD LLC 2 - EIGHT FIVE ZERO DEERFIELD L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$226,200.00 Mortgagee: KIAVI FUNDING INC Municipality SALEM TOWNSHIP
Information: 482,258.00 Mortgagor: SIMMONS, WILLIAM E 2 - SIMMONS, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$482,258.00 Mortgagee: PA STATE EMPLOYEES CREDIT UNION Municipality SALEM TOWNSHIP
Information: 144,940.00 Mortgagor: HOUSE BUYING SOLUTIONS Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$144,940.00 Mortgagee: TROPHY POINT INVESTMENT GROUP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STERLING TOWNSHIP
Information: 170,707.00 Mortgagor: BABCOCK, MORRIS D 2 - BABCOCK, BRIDGET N GARCIA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$170,707.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 178,342.00 Mortgagor: GIAMBOI, ALEXANDER R 2 - GIAMBOI, MICHELE A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$178,342.00 Mortgagee: NAVY FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 175,000.00 Mortgagor: DRESCHER, CARLEEN 2 - HYNOSKI, LISA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$175,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 254,000.00 Mortgagor: SIMONS, GAGE H Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$254,000.00 Mortgagee: WAYNE BANK Municipality TEXAS TOWNSHIP 1 & 2

DEEDS

Information: LOT 1864 Grantor: GRIFFITH, PAUL 2 - BEAGEN, COLLEEN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$355,000.00 Grantee: OPDYKE, DANIEL RICHARD 2 - OPDYKE, CORINNE Municipality LAKE TOWNSHIP
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Information: LOT 2609 Grantor: PERRELLO, ANTHONY 2 - PERRELLO, MAUREEN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$360,000.00 Grantee: FITZPATRICK, OONA Municipality LAKE TOWNSHIP
Information: LOT 304 Grantor: SCHLACHTER, ANTHONY A 2 - SCHLACHTER, DENISE K Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$20,000.00 Grantee: SNIP 2 - S N I P Municipality PAUPACK TOWNSHIP
Information: LOT 2762 Grantor: AMONITTI, ROBERT G 2 - AMONITTI, LINDA M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$260,000.00 Grantee: IRIZARRY, OCTAVIO ANDREW 2 - IRIZARRY, MALORIE ELENA Municipality LAKE TOWNSHIP
Information: LOT 6 Grantor: CRAWFORD, CHRIS A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: CRAWFORD, CHRIS A 2 - FLETCHER, TERRY Municipality PALMYRA TOWNSHIP
Information: Grantor: DEVRIEZE, MICHAEL J 2 - DEVRIEZE, VALERIE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: DEVRIEZE, MICHAEL J Municipality DAMASCUS TOWNSHIP
Information: Grantor: MARTIRANO, ANTHONY J 2 - MARTIRANO, JENNIFER L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: MARTIRANO, JUSTIN R 2 - MARTIRANO, ANDREW J Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: CERAR, KIMBERLY A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$145,500.00 Grantee: GREEN, MICHAEL 2 - GREEN, LINDSEY Municipality DAMASCUS TOWNSHIP
Information: Grantor: KAZMARK, DONALD JR EST 2 - KAZMARK, DONALD L III ADM 3 - KAZMARK, DANIEL ADM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$20,000.00 Grantee: KATZ, JAMES 2 - KATZ, ASHLEY Municipality DAMASCUS TOWNSHIP
Information: Grantor: MAY, ROBERT L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$525,000.00 Grantee: AZ HAMLIN LLC 2 - A Z HAMLIN L L C Municipality SALEM TOWNSHIP
Information: LOT 1 Grantor: NORTHEASTERN PA TELEPHONE COMPANY 2 - NORTH EASTERN PA TELEPHONE COMPANY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$42,500.00 Grantee: YANACEK, WALTER 2 - YANACEK, CASSANDRA Municipality LEBANON TOWNSHIP
Information: LOT 5 Grantor: PERRY, JAMES T 2 - PERRY, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$700,000.00 Grantee: GESSOTWO LLC 2 - G E S S O T W O L L C Municipality LAKE TOWNSHIP
Information: Grantor: NOONAN, CHARLES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,333.00 Grantee: TAIWO, ESTHER ADERONKE Municipality LAKE TOWNSHIP

Information: Grantor: JTL REALTY INC 2 - J T L REALTY INC 3 - BEAHAN, THOMAS T Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$25,000.00 Grantee: RECHNER, JEANNE 2 - ROBERTS, JEFFERY Municipality DYBERRY TOWNSHIP
Information: Grantor: PEREYRA, LUIS Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: PEREYRA, LOUIS O Municipality DYBERRY TOWNSHIP
Information: LOT 4B Grantor: ROMAN, RUTH 2 - WARD, DALE R 3 - WARD, TRACY L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: WARD, DALE R 2 - WARD, TRACY L Municipality OREGON TOWNSHIP
Information: Grantor: SILVI, ALBERTA M EST 2 - JOSEPH, WILLIAM JR ADM AKA 3 - JOSEPH, WILLIAM CHARLES JR ADM AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$90,000.00 Grantee: HARAGA, GEORGIAN MIHAI 2 - HARAGA, EDLIN ADARCY Municipality HONESDALE BOROUGH
Information: LOT 25 Grantor: BOROCHANER, GLEN 2 - BOROCHANER, JILL F Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$125,000.00 Grantee: CRAWLEY, MICHAEL P SR 2 - CRAWLEY, DONNA M Municipality LEHIGH TOWNSHIP

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Information: LOT 30R Grantor: KOPCHO, JOANNE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: KOPCHO, JOANNE Municipality LEHIGH TOWNSHIP
Information: LOT 35R Grantor: MITCHELL, CHERYL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: MITCHELL, CHERYL Municipality LEHIGH TOWNSHIP
Information: Grantor: LEMECH, ALAN J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ALAN LEMECH LIVING TRUST 2 - LEMECH, ALAN JOSEPH TR Municipality LEHIGH TOWNSHIP
Information: Grantor: LEMECH, ALAN J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ALAN LEMECH LIVING TRUST 2 - LEMECH, ALAN JOSEPH TR Municipality LEHIGH TOWNSHIP
Information: Grantor: LEMECH, ALAN J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ALAN LEMECH LIVING TRUST 2 - LEMECH, ALAN JOSEPH TR Municipality LEHIGH TOWNSHIP
Information: LOT 18 Grantor: CAMPISI, ANTHONY F Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$10,000.00 Grantee: GIANNETTI, NICKOLAS F 2 - GIANNETTI, JESSICA Municipality LEBANON TOWNSHIP
Information: Grantor: CABRERA, LIGDAMIS 2 - CABRERA, WILLIAM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$5,000.00 Grantee: RAMOS, LENNY 2 - RAMOS, ISABEL M Municipality LEHIGH TOWNSHIP
Information: LOT 2894 Grantor: NINE TWO S LLC 2 - NINE TWO S L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$305,000.00 Grantee: NICOTRA, BROCK 2 - NICOTRA, APRIL Municipality LAKE TOWNSHIP
Information: LOT 1778 Grantor: CEGLIA, WILLIAM P EST 2 - ATTIVISSIMO, LAURIE ADM Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ATTIVISSIMO, LAURIE Municipality LAKE TOWNSHIP
Information: Grantor: GOOLER, HELEN JANICE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: GOOLER, JOHN F Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 32 Grantor: RICHARDSON HOMES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: AHERN, EDWARD Municipality HAWLEY BOROUGH
Information: LOT 24 Grantor: SHREK, EDWARD G 2 - SHREK, DAWN 3 - SHREK, THOMAS G AKA 4 - SHERK, THOMAS G AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$165,000.00 Grantee: SHREK, THOMAS G 2 - SHREK, JENNIFER D Municipality PAUPACK TOWNSHIP

Information: Grantor: SINN FEIN HOLDINGS LLC 2 - SINN FEIN HOLDINGS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$156,000.00 Grantee: PATEL, BIMALKUMAR R 2 - SHAH, ANIR V Municipality DREHER TOWNSHIP
Information: LOT 83 Grantor: JORDAN, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 84 Grantor: JORDAN, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 82 Grantor: JORDAN, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 284 Grantor: CRUZ, LYDIA 2 - CRUZ, ANALIZ Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 268 Grantor: CAROZZA, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 20 Grantor: MIZIALEK, JONATHAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 21 Grantor: MIZIALEK, JONATHAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 22 Grantor: MIZIALEK, JONATHAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: LOT 267 Grantor: CAROZZA, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC Municipality LEHIGH TOWNSHIP
Information: Grantor: HUNT, SALLY JO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$8,000.00 Grantee: HUNT, JASON W Municipality MANCHESTER TOWNSHIP
Information: Grantor: HUBBARD, JOHN W 2 - HUBBARD, HELEN ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$330,000.00 Grantee: THREE SIX FOUR PROPERTIES LLC 2 - THREE SIX FOUR PROPERTIES L L C Municipality CLINTON TOWNSHIP 1
Information: LOT 378 Grantor: PEDERSEN, THOMAS 2 - PEDERSEN, YVANNA 3 - PEDERSEN, MARIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$143,000.00 Grantee: EIGHT FIVE ZERO DEERFIELD LLC 2 - EIGHT FIVE ZERO DEERFIELD L L C Municipality SALEM TOWNSHIP

Information: Grantor: SIMMONS, WILLIAM E 2 - SIMMONS, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SIMMONS, WILLIAM E 2 - SIMMONS, JENNIFER Municipality SALEM TOWNSHIP
Information: LOT E Grantor: ROSE, CARL J 2 - PEIFER, RANDY 3 - PEIFER, CHERYL L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHELLAND, PATRICK JOHN III 2 - CHELLAND, ABIGAIL R Municipality SALEM TOWNSHIP
Information: LOT 22 Grantor: CONAWAY, MICHELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$137,000.00 Grantee: HOUSE BUYING SOLUTIONS CO Municipality STERLING TOWNSHIP
Information: SOUTH CANAAN & LAKE TOWNSHIPS Grantor: DAVID W MURPHY TRUST 2 - KRANICK, MARGUERITE T TR Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: MURPHY, GRACE J Municipality SOUTH CANAAN TOWNSHIP LAKE TOWNSHIP
Information: SOUTH CANAAN & LAKE TOWNSHIPS Grantor: MURPHY, GRACE J Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: GRACELAND OF THE NORTH Municipality SOUTH CANAAN TOWNSHIP LAKE TOWNSHIP
Information: SOUTH CANAAN & LAKE TOWNSHIPS Grantor: DAVID W MURPHY TRUST 2 - KRANICK, MARGUERITE T TR Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: MURPHY, GRACE J Municipality SOUTH CANAAN TOWNSHIP LAKE TOWNSHIP
Information: SOUTH CANAAN & LAKE TOWNSHIPS Grantor: MURPHY, GRACE J Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: GRACELAND OF THE NORTH Municipality SOUTH CANAAN TOWNSHIP LAKE TOWNSHIP
Information: Grantor: ERICH E MARTIN TRUST 2 - MARTINWIEDEMAN, LISA L TR 3 - WIEDEMAN, LISA L MARTIN TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MARTIN, IDA Municipality HAWLEY BOROUGH
Information: LOT 2 Grantor: SPRY, DAVID W SR AKA 2 - SPRY, DAVID W AKA 3 - SPRY, DAVID SR AKA 4 - MAJESKY, SOPHIA T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: TRIKERS REVOCABLE LIVING TRUST 2 - SPRY, DAVID W SR AKA TR 3 - SPRY, DAVID W AKA TR 4 - SPRY, DAVID SR AKA TR 5 - MAJESKY, SOPHIA T TR Municipality BERLIN TOWNSHIP
Information: LOT 872 Grantor: CULLEN, ANTHONY 2 - CULLEN, JOANNE 3 - CULLEN, SIOBHAN 4 - CULLEN, SHANNON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10,000.00 Grantee: RIVERA, ELDER DAVID AQUINO 2 - PALMA, ZULMY ARELY ALARCON Municipality MANCHESTER TOWNSHIP

Information: Grantor: CULLEN, ANTHONY 2 - CULLEN, JOANNE 3 - CULLEN, SIOBHAN 4 - CULLEN, SHANNON	Consideration: \$20,000.00 Grantee: HERNADEZ, EDWIN ALFONSO SANDOVAL 2 - AQUINO, VIVIAN VANESSA DUARTE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: MAJORANA, FRANK	Consideration: \$47,000.00 Grantee: GERRATO, CARL 2 - GERRATO, CATHERINE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: MCCUNE, THOMAS 2 - MCCUNE, ALYSSA	Consideration: \$165,000.00 Grantee: BABCOCK, MORRIS D 2 - GARCIABABCOCK, BRIDGET 3 - BABCOCK, BRIDGET GARCIA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: DANIELS, DAVID AKA 2 - DANIELS, DAVID R AKA 3 - DANIELS, ANITA AKA 4 - DANIELS, ANITA I AKA	Consideration: \$1.00 Grantee: DANIELS, DAVID R 2 - DANIELS, ANITA I
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 1259 Grantor: ESTRELLA, MANUEL E 2 - ESTRELLA, MARTHA	Consideration: \$184,500.00 Grantee: GIAMBOI, ALEXANDER R 2 - GIAMBOI, MICHELE A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 6 Grantor: LAND SURGE LLC 2 - LAND SURGE L L C	Consideration: \$50,000.00 Grantee: POLUZZI, RAYMOND J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST 2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST 2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST 2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST 2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP

Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST 2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: ZABADY ENTERPRISES INC	Consideration: \$314,000.00 Grantee: SIMONS, GAGE H
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 1579 Grantor: TURNER, JILL	Consideration: \$335,000.00 Grantee: DRESCHER, CARLEEN 2 - HYNOSKI, LISA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST
2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST
2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST
2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST
2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: Grantor: CICCONE, CHRISTINE	Consideration: \$1.00 Grantee: CHRISTINE CICCONE IRREVOCABLE TRUST
2 - COSGROVE, MELISSA TR 3 - RIVARDO, REBECCA TR	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

May 18, 2026–May 22, 2026

Wednesday, May 20, 2026

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, May 21, 2026

9:00 AM
PFA

10:00 AM
Commonwealth Matters
Contempt 134-2020-MD McLaughlin, William
Contempt 64-2020-CR Smith, James
Contempt 369-2021-CR; 370-2021-CR Brown, Kevin
Contempt 38-2023-CR Bodine, Harry
Contempt 64-2024-CR Meadows, Savana
Contempt 359-2018-CR Delade, Donald
Contempt 303-2023-CR Hamrah, Keith
Contempt 399-2024-CR Evans, Tamra
Contempt 5-2025-CR Mallaber, James
Contempt 136-2025-CR May, Richard
Contempt 355-2019-CR Watson, Elijah
Contempt 177-2024-CR; 72-2020-CR Elhaddad, Nadia
Contempt 79-2020-CR; 81-2020-CR; 82-2020-CR Mata, Nicholas
Contempt 305-2020-CR Caraballo, Michael
Contempt 351-2018-CR Mazza, Kristine
Contempt 189-2019-CR; 195-2019-CR Haines, Bryan
Contempt 173-2020-CR Martino, Gatlin
Contempt 231-2022-CR Venticinque, Anthony
Contempt 22-2024-CR Lord, Austin
Contempt 1-2022-CR; 2-2022-CR Zabrowski, Michael
Contempt 38-2024-CR Grandy, Anthony
Contempt 129-2024-CR; 130-2024-CR Veith, Margaret
Contempt 393-2010-CR Brodowsky, Adam

1:00 PM
Commonwealth
Probation/Parole Violation 302-2024-CDR McNamara, Jordan

Friday, May 22, 2026

9:00 AM
Status Conf
Clark v Horak 559-2021-DR Campbell/Weed

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
May 18, 2026–May 22, 2026

Thursday, May 21, 2026

9:00 AM
In Re: Petition of the Borough of Honesdale to fund unfunded debt 297-2026-CV
Hearing
Henry

Friday, May 22, 2026

9:30 AM
CR Contempt
209-2012-CR; 210-2012-CR Rushin, Andrew
384-2017-CR; 66-2019-CR; 102-2019-CR Deangelo, Veronica
283-2003-CR Palmer, Ada
92-2016-CR; 93-2016-CR Wiek, Jamie

ARBITRATION ROOM CALENDAR

May 18, 2026–May 22, 2026

Friday, May 22, 2026

9:00 AM
Lee v Lee 427-2025-DR
Review

9:30 AM
Santana v Hogan 327-2025-DR
Review and New Conciliation

10:00 AM
Rosenhagen v. Negron 38-2024-DR
Review Conference (Gallagher)
Martin II/Tulaney

10:30 AM
Jandreau v Jandreau 23-2026-DR
Review


11:00 AM
Palmieri v. Sam 111-2026-DR
Conciliation Conference (Gallagher)
R. Campbell/Santomauro

11:30 AM
Pidich v Hoag 322-2025-DR
Conciliation Conference (Gallagher)
Pro se/Pro se

1:00 PM
Gallagher v. Boyle 42-2026-DR
Conciliation Conference (Gallagher)
Campbell/Zimmerman

1:30 PM
Muir v Petillo-Beadle; Muir v Muir and Petillo-Beadle 411-2024-DR
Custody Conciliation
Pro se/Pro Se/Farrell

2:00 PM
Borbotko v Borbotko 201-2017-DR
Custody Conciliation (Gallagher)
O. Campbell/Weed



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