

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



22nd Judicial District

April 12, 2024

Vol. 14, No. 7

Honesdale, PA



**IN THIS ISSUE**

|                               |    |
|-------------------------------|----|
| LEGAL NOTICES . . . . .       | 5  |
| SHERIFF'S SALES . . . . .     | 9  |
| CIVIL ACTIONS FILED . . . . . | 17 |
| MORTGAGES & DEEDS . . . . .   | 20 |
| COURT CALENDAR . . . . .      | 28 |
| ATTORNEY DIRECTORY . . . . .  | 34 |

**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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Legal Journal of Wayne County

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baileyd@ptd.net

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*Court Administrator*  
**Nicole Hendrix, Esq.**

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

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

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

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

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

MESSAGE FROM THE  
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

**Notice Pricing**

*One time Insertions*

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

All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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

**Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Alice M. Varga  
AKA Alice Mary Varga AKA Alice Varga  
Late of Damascus Township  
EXECUTOR  
David Varga  
66 Shady Lane  
Hancock, NH 03449  
ATTORNEY  
Timothy B. Fisher II, Esq. of  
Fisher & Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

4/12/2024 • 4/19/2024 • 4/26/2024

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that letters Testamentary have been issued to Melissa Taylor Sader a/k/a Melissa Sader in the Estate of Martha Sader a/k/a Martha Taylor Freeman Sader, who died on October 9, 2023, late resident of Oregon Township. All persons

indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

JOHN J. MARTIN, ESQUIRE  
ATTORNEY FOR THE ESTATE

4/12/2024 • 4/19/2024 • 4/26/2024

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**ESTATE NOTICE**

Estate of Hazel Sherman  
Late of Lake Township  
ADMINISTRATOR  
Lorene Roberts  
359 The Hideout  
Lake Ariel, PA 18428  
ATTORNEY  
John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

4/12/2024 • 4/19/2024 • 4/26/2024

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters Testamentary have been issued in the Estate of Nellie E. Crompton, a/k/a Nellie Crompton, who died on February 13, 2024, late resident of Preston Township, Wayne County, PA, to Charles Brown, a/k/a Charles Eugene Brown, Executor of the

Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Charles Brown, a/k/a Charles Eugene Brown, Executor c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

4/12/2024 • 4/19/2024 • 4/26/2024

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**ESTATE NOTICE**

Estate of Jack E. Siniawa  
AKA Jack E. Sinawa  
Late of Waymart Borough  
ADMINISTRATOR  
Robert C. Grimm  
P.O. Box 172  
Waymart, PA 18472  
ATTORNEY  
Jeffrey S. Treat  
Attorney at Law  
1018 Church Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Joan Navarra, late of Honesdale, Wayne County, PA., Date of death February 16, 2024. 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.

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Cecelia Fowler  
Late of Dyberry Township  
EXECUTOR  
Wayne Bank  
717 Main Street  
Honesdale, PA 18431  
ATTORNEY  
Timothy P. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Doris M. Day  
AKA Doris Day  
Late of Honesdale Borough  
EXECUTOR  
Treva Day  
119 Mid Valley Road  
Lake Ariel, PA 18436  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Kathryn L. Schulz  
AKA Kathryn Linthicum Schulz  
AKA Kathryn Schulz  
Late of South Canaan Township

**ADMINISTRATOR**

Elizabeth D. Linthicum  
131 Fallbrook Street  
Carbondale, PA 18407

**ATTORNEY**

Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Marilyn L. Highhouse  
AKA Marilyn Louise Highhouse  
AKA Marilyn Highhouse

Late of Honesdale Borough

**EXECUTOR**

James A. Highhouse  
25 Stanton Street  
Honesdale, PA 18431

**ATTORNEY**

Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

Estate of Christine McLain

Late of Moscow

**EXECUTOR**

Gregg L. McLain A/K/A Gregg

Leigh McLain

333 W. Depot Ave., Apt. 211  
Knoxville, TN 37917

**ATTORNEY**

Matthew H. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

4/5/2024 • 4/12/2024 • 4/19/2024

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**

that Letters of Administration have been issued in the Estate of Geraldine M. Berninger, a/k/a Geraldine Berninger, a/k/a Gerri Berninger, who died on January 3, 2024, late resident of Hawley, PA 18428, to Sarah A. Schwindt and Noah Riley Berninger, Co-Administrators of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Sarah A. Schwindt and Noah Riley Berninger, Co-Administrators c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**

that Letters of Administration have been issued in the Estate of Frank Charles Brigante, a/k/a Frank C. Brigante, a/k/a Frank Brigante, who died on March 9, 2024, late resident of Newfoundland, PA 18445, to Anthony J. Brigante, Administrator of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Anthony J. Brigante, Administrator, c/o Law Offices of

ALFRED J. HOWELL, Attorney  
for the Estate, at 109 Ninth Street,  
Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

Estate of Nancy K. Holpert a/k/a  
Nancy Kershaw  
Late of Scott Township  
ADMINISTRATOR  
Joseph Holpert, Jr.  
268 Roberts Road  
Starlight, PA 18461  
ATTORNEY  
Frances Gruber, Esq.  
214 Ninth Street  
Honesdale, PA 18431  
(570) 253-5400

3/29/2024 • 4/5/2024 • 4/12/2024

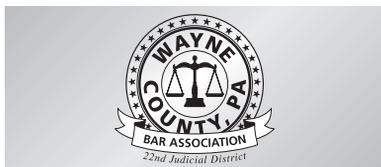
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**ESTATE NOTICE**

Estate of Edward J. Reilly, Jr.  
Late of Lake Ariel  
ADMINISTRATOR  
Penny Parkins  
102 Elm Drive  
Elmhurst Twp., PA 18444  
ATTORNEY  
Curt M. Parkins, Esquire  
538 Biden St., Suite 430  
Scranton, PA 18503

3/29/2024 • 4/5/2024 • 4/12/2024

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**ESTATE NOTICE**

Estate of Willie J. Gary  
Late of Canaan Township  
ADMINISTRATOR  
Lyasia N. Ashley  
100-13 34th Ave.  
Corona, NY 11368  
ATTORNEY  
Curt M. Parkins, Esquire  
538 Biden St., Suite 430  
Scranton, PA 18503

3/29/2024 • 4/5/2024 • 4/12/2024

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**OTHER NOTICES**

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**NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF  
WAYNE COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION**

**NO. 582-CV-2023**

**US BANK TRUST NATIONAL  
ASSOCIATION, solely as owner  
trustee for RCF 2 Acquisition Trust**  
c/o Selene Finance LP  
3501 Olympus Blvd., Suite 500  
Dallas, TX 75019  
**Plaintiff,**

**v.**

**NOEMI AND PEDRO ELIZA**  
818 The Hideout  
Lake Ariel, PA 18436  
**Defendants.**

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 days of this Notice. 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 FORTFI 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.

PROTHONOTARY  
Wayne County Courthouse  
925 Court Street  
Honesdale, PA 18431

4/12/2024

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**FICTITIOUS NAME  
REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **Northeast Fleet Service** with a principal place of business located at 1012 Main Street, Gouldsboro, PA 18424 in Wayne County. The entity

interested in this business is Route 380, LLC located at 1150 Blue Barn Rd., Allentown, PA 18104. This is filed in compliance with 54 Pa.C.S. 311.

4/12/2024

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

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

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**SHERIFF'S SALE  
APRIL 24, 2024**

By virtue of a writ of Execution instituted by: Commonwealth Land Title Insurance Company 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 April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DAMASCUS, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA.

FIRST PARCEL: BEGINNING AT A STAKE AND STONES CORNER; THENCE ALONG

LINE OF LAND OF MARSHALL KEESLER AND N. CONKLIN, SOUTH 18 CHAINS AND 84 LINKS TO A STAKE AND STONES CORNER THE SAME BEING ALSO CORNER OF LANDS LATE OF OLIVER PROSSER; THENCE WEST 23 CHAINS AND 95 LINKS TO A STAKE AND STONES CORNER; THENCE NORTH 19 CHAINS AND 15 LINKS TO A STAKE AND STONES CORNER AND THENCE ALONG LINE OF LAND OF MARSHALL KEESLER, SOUTH 89 DEGREES EAST 23 CHAINS AND 97 LINKS TO THE PLACE OF BEGINNING.

CONTAINING 38 7/10 ACRES BE THE SAME MORE OR LESS.

SECOND PARCEL: BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 1 AND NORTHEAST CORNER OF LOT NO. 2 IN THE SUBDIVISION LINE OF THE "SWEIGERT LOTS" AND IN THE EAST LINE OF THE ORIGINAL SURVEY; THENCE SOUTH 13 CHAINS AND 85 LINKS TO A CORNER BETWEEN LOTS NO. 2 AND NO. 3; THENCE WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 3, ABOUT 58 RODS AND 4 FEET TO A CORNER; THENCE NORTH 13 CHAINS AND 85 LINKS TO A CORNER IN THE LINE BETWEEN LOTS NO. 1 AND LOT NO. 2; THENCE EAST ALONG THE LINE BETWEEN LOTS NO. LAND 2 ABOUT 58

RODS AND 4 FEET TO THE PLAT OF BEGINNING.

SAID LOT HEREBY CONVEYED TO CONTAIN EXACTLY 20 ACRES OF LAND. A DESCRIPTION OF THE TWO ABOVE PARCELS IN ACCORDANCE WITH A SURVEY MADE JUNE, 1968, BY JOHN A. BODNAR, IS AS FOLLOWS:

BEGINNING, IN THE SOUTHEASTERN CORNER OF A PARCEL OF LAND THIS DAY CONVEYED BY KENNETH DEIGHTON AND MILDRED DEIGHTON, HIS WIFE, TO JOSEPH CSEJKA, SINGLE, HAROLD NASH & FRIEDA NASH, HIS WIFE, AS JOIN TENANTS, BEING ALSO IN THE CENTER OF TOWNSHIP ROAD NO. 553; THENCE ALONG THE CENTER OF THE SAID TOWNSHIP ROAD NO. 553, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: NORTH 66 DEGREES 35 MINUTES WEST 220 FEET; THENCE NORTH 73 DEGREES WEST 100 FEET; THENCE NORTH 79 DEGREES WEST 120 FEET; THENCE NORTH 80 DEGREES WEST 200 FEET; THENCE NORTH 74 DEGREES 55 MINUTES WEST 200 FEET; THENCE NORTH 70 DEGREES 23 MINUTES WEST 100 FEET; THENCE NORTH 67 DEGREES 25 MINUTES WEST 100 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF GODFREY HADBAFNICK;

THENCE NORTH 5 DEGREES 35 MINUTES EAST 810 FEET; THENCE NORTH 83 DEGREES 15 MINUTES WEST 370 FEET; THENCE NORTH 10 DEGREES 39 MINUTES EAST 1,283 FEET TO THE LINE OF LANDS NOW OR FORMERLY OF DONALD KRAMER, ET UX, THENCE SOUTH 84 DEGREES 5 MINUTES EAST 1,300 FEET TO A CORNER IN A LINE OF LAND NOW OR FORMERLY OF AINSLEY KEESLER; THENCE ALONG THE SAID KEESLER, SOUTH 5 DEGREES 25 MINUTES WEST 690 FEET TO A CORNER; THENCE SOUTH 85 DEGREES 30 MINUTES WEST 13 FEET TO A CORNER IN LINE OF LANDS NOW OR FORMERLY OF GEORGE KUEHNEL IN THE CENTER OF A DIRT ROAD; THENCE ALONG THE CENTER OF THE SAID DIRT ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 5 DEGREES 25 MINUTES WEST 567 FEET; THENCE SOUTH 6 DEGREES 5 MINUTES WEST 300 FEET; THENCE SOUTH 5 DEGREES 35 MINUTES WEST 616 FEET; THENCE

SOUTH 43 DEGREES EAST 96 FEET TO THE PLACE OF BEGINNING.

CONTAINING 60 ACRES OF LAND, HE THE SAME MORE OR LESS. EXCEPTING AND RESERVING OUT OF THE ABOVE DESCRIBED LANDS THE FOLLOWING DESCRIBED

PARCEL:

BEGINNING IN THE CENTER OF TOWNSHIP ROAD NO. 553 IN THE SOUTHERN LINE OF LANDS NOW OR FORMERLY OF GODFREY HADBAFNICK; THENCE ALONG THE CENTER OF SAID TOWNSHIP ROAD NO. 553 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 67 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 70 DEGREES 25 MINUTES EAST 100 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES EAST 200 FEET; THENCE SOUTH 80 DEGREES EAST 200 FEET; THENCE SOUTH 79 DEGREES EAST 120 FEET TO A CORNER; THENCE NORTH 84 DEGREES 25 MINUTES WEST 700 FEET TO A CORNER; THENCE NORTH 5 DEGREES 35 MINUTES EAST 104 FEET TO THE PLACE OF BEGINNING.

ALSO GRANTING AND CONVEYING TO JOSEPH CSEJKA, SINGLE AND HAROLD NASH & FRIEDA NASH, HIS WIFE, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON WITH ALL THE INCIDENTS KNOWN TO JOINT TENANCY AT LAW, INCLUDING THE RIGHT OF SURVIVORSHIP, THE FOLLOWING DESCRIBED PARCEL OF LAND WHICH KENNETH DEIGHTON AND MILDRED DEIGHTON, HIS WIFE, BY DEED DATED AUGUST 3, 1968 AND RECORDED IN WAYNE

COUNTY IN DEED BOOK NO. 245 AT PAGE 776, HOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN TOWNSHIP ROAD NO. 553 WHERE THE SAID TOWNSHIP ROAD INTERSECTS WITH HIGHWAY ROUTE NO. 63100; THENCE ALONG THE SAID TOWNSHIP ROAD, NORTH 66 DEGREES 35 MINUTES WEST 220 FEET TO A CORNER; THENCE NORTH 73 DEGREES WEST 100 FEET TO A CORNER; THENCE SOUTH 84 DEGREES 25 MINUTES EAST 312 FEET TO A CORNER IN THE CENTER OF A DIRT ROAD; THENCE ALONG THE CENTER OF THE SAID DIRT ROAD, SOUTH 43 DEGREES 96 FEE TO THE PLACE OF BEGINNING

Seized and taken in execution as property of:  
Robert Cowan 349 Steiner Road  
DAMASCUS PA 18415  
Benchmark Ventures 349 Steiner  
Road DAMASCUS PA 18415

Execution No. 253-Judgment-2023  
Amount \$111,295.00 Plus  
additional costs

February 7, 2024  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:

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

schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

James K. Haney

3/29/2024 • 4/5/2024 • 4/12/2024

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**SHERIFF'S SALE  
APRIL 24, 2024**

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC, fka Quicken Loans, LLC fka Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

FIRST:

ALL THAT CERTAIN lot, piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania,

bounded and described as follows,  
to wit

BEGINNING at a point in the center of a township road, said point being about four hundred sixty feet (460) southeasterly along the road from the original property line of the James Pappas and Helen Pappas, (his wife) property of which this is a part; thence North forty-nine degrees thirty minutes East (N. 49 degrees 30' E.) two hundred (200) feet to an iron pin corner, thence South forty degrees thirty minutes East (S. 40 degrees 30' E.) one hundred (100) feet to an iron pin corner; thence South forty-nine degrees thirty minutes West (S. 49 degrees 30' W.) two hundred (200) feet to a point in the center of said road. Thence along the center of said road North forty degrees thirty minutes west (N. 40 degrees 30' W.) one hundred (100) feet to the place of BEGINNING.

CONTAINING twenty thousand (20,000) square feet.

The above description is in accordance with a survey made by Clarence E. Ferris, Civil Engineer and Licensed Land Surveyor, who

was also county surveyor for the County of Wayne.

SECOND:

ALL THAT CERTAIN PIECE OR PARCEL of land, lying, situate and being in the Township of Paupack, County of Wayne and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a spike in the center of Township Road T-392, which spike is about five hundred ninety- three (593) feet from the division line between land now or formerly of Henry McHale and James Pappas; thence along the center of Route No. T-392 North fifty (50) degrees fifteen (15) minutes East thirty-three and fifteen hundredths (33.15) feet to the corner of land previously conveyed to Frank Ratay by James Pappas (Deed Book No. 195, page 484); thence along said lot North thirty-nine (39) degrees forty-five (45) minutes East two hundred (200) feet to the easternmost corner of said lot; thence thru land of the Grantor, James Pappas, South fifty (50) degrees fifteen (15) minutes East thirty- three and fifteen hundredths

**JOHN**  
**REGAN**  
Licence  
AU#003156-L

**AUCTIONEER**

**John Regan**  
Auctioneer  
**(570) 856-8840**  
[www.johnreganauctions.com](http://www.johnreganauctions.com)  
[reganauctions@yahoo.com](mailto:reganauctions@yahoo.com)

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(33.15) feet to a pipe and South thirty-nine (39) degrees forty-five (45) minutes West passing a pipe on the side of the road two hundred (200) feet to the point or place of

BEGINNING. CONTAINING within said bounds six thousand six hundred thirty (6,630) square feet of land. Surveyed by M. R. Zimmer, Surveyors, Honesdale, Pennsylvania, December 23, 1971.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 65 Pfeifer Road, Lake Ariel, PA 18436

Tax Parcel: 19-0-0303-0105

Premises Being: 65 PEIFER RD, Lake Ariel, PA 18436

Seized and taken in execution as property of:  
Wilfred T. Merrill 651  
Montgomery Glen Dr Apt 318  
LANSDALE PA 19446  
Wanda L. Merrill 651 Montgomery  
Glen Dr Apt 318 LANSDALE PA  
19446

Execution No. 402-Civil-2023  
Amount \$179,205.50 Plus  
additonal costs

February 8, 2024  
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.

**3/29/2024 • 4/5/2024 • 4/12/2024**

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**SHERIFF'S SALE  
APRIL 24, 2024**

By virtue of a writ of Execution instituted by: US Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for VRMTG Asset Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 24th day of April, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE,

PARCEL AND TRACT OF LAND SITUATE, LYING AND BEING IN THE TOWNSHIP OF PAUPACK, COUNTY OF WAYNE, STATE OF PENNSYLVANIA, IN THE DEVELOPMENT KNOWN AS "WALLENPAUPACK LAKE ESTATES" AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 166, SECTION 7, AS SHOWN ON PLAN OF LOTS, WALLENPAUPACK LAKE ESTATES, DATED MARCH 23, 1971, BY VEP & CO., AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR WAYNE COUNTY, PENNSYLVANIA, IN PLAT BOOK 14, PAGE 117, SAID MAP BEING INCORPORATED BY REFERENCE HEREWITH AS IF

ATTACHED HERETO.

PARCEL ID . 19-0-0036-0202.-

ALSO KNOWN AS 1033 Silver Spring Road, Lake Ariel, PA 18436

BEING the same premises which SCOTT TAVOLINE by Deed dated 06/13/2003 and recorded in the Office of Recorder of Deeds of Wayne County on 06/18/2003 at Book 2258 Page 75 granted and conveyed unto SCOTT TAVOLINE AND ANNA TAVOLINE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES.

Seized and taken in execution as property of:  
Anna Tavoline 1033 Silver Spring Road, LAKE ARIEL PA 18436  
Scott D. Tavoline 1033 Silver

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Spring Road, LAKE ARIEL PA  
18436

Execution No. 473-Civil-2018  
Amount \$134,701.88 Plus  
additonal costs

February 8, 2024  
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.**

Matthew C. Fallings Esq.

**3/29/2024 • 4/5/2024 • 4/12/2024**

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## CIVIL ACTIONS FILED

FROM MARCH 23, 2024 TO MARCH 29, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

| NUMBER     | LITIGANT                  | DATE/TIME       | DESCRIPTION  | AMOUNT |
|------------|---------------------------|-----------------|--------------|--------|
| 1997-20268 | HOFFMAN ROBERT GEORGE     | 3/26/2024 11:31 | SATISFACTION | —      |
| 1998-20567 | HENDEL MICHAEL            | 3/26/2024 11:32 | SATISFACTION | —      |
| 1998-20856 | KENNEDY CORE EN A         | 3/26/2024 11:26 | SATISFACTION | —      |
| 1999-20180 | WEISS ROBERT              | 3/26/2024 11:32 | SATISFACTION | —      |
| 2000-20540 | CLEVELAND DANIEL          | 3/26/2024 11:31 | SATISFACTION | —      |
| 2001-20300 | ZELLER ROGER CHARLES      | 3/26/2024 11:29 | SATISFACTION | —      |
| 2003-20044 | ORLANDO CHRISTOPHER JON   | 3/26/2024 11:27 | SATISFACTION | —      |
| 2003-20195 | THOMPSON CHARLES DOUGLAS  | 3/26/2024 11:32 | SATISFACTION | —      |
| 2003-20575 | THEOBALD THOMAS           | 3/26/2024 11:30 | SATISFACTION | —      |
| 2003-20576 | THEOBALD ROBERT           | 3/26/2024 11:30 | SATISFACTION | —      |
| 2003-20594 | WEISS ROBERT C            | 3/26/2024 11:32 | SATISFACTION | —      |
| 2004-20602 | PARRY KARL BROCK          | 3/26/2024 11:30 | SATISFACTION | —      |
| 2005-20023 | FREIJOMIL JOHN T          | 3/26/2024 11:17 | SATISFACTION | —      |
| 2005-20038 | GUENST VERNON MATTHEW     | 3/26/2024 11:29 | SATISFACTION | —      |
| 2005-20038 | GUENST VERNON MATTHEW     | 3/26/2024 11:31 | SATISFACTION | —      |
| 2005-20324 | SILFEE LYNN               | 3/26/2024 11:28 | SATISFACTION | —      |
| 2005-20759 | WERNERSBACH WILLIAM JOHN  | 3/26/2024 11:31 | SATISFACTION | —      |
| 2005-20760 | WERNERSBACH WILLIAM JOHN  | 3/26/2024 11:32 | SATISFACTION | —      |
| 2006-20216 | DULAY KEVIN RICHARD       | 3/26/2024 11:30 | SATISFACTION | —      |
| 2006-20310 | JACQUES EVELYN M          | 3/26/2024 11:27 | SATISFACTION | —      |
| 2006-22010 | ESKRA STANLEY RAMON       | 3/26/2024 11:29 | SATISFACTION | —      |
| 2007-20069 | ELSWICK WILLIAM L         | 3/26/2024 11:30 | SATISFACTION | —      |
| 2007-20340 | SYPNIEWSKI RICHARD ANDREW | 3/26/2024 11:17 | SATISFACTION | —      |
| 2007-21567 | DECKER ERNEST CHARLES     | 3/26/2024 11:30 | SATISFACTION | —      |
| 2007-21625 | STEPHENS DAVID ERICH      | 3/26/2024 11:32 | SATISFACTION | —      |
| 2008-20442 | KLEIN MATTHEW             | 3/26/2024 11:26 | SATISFACTION | —      |
| 2009-21165 | DULAY KEVIN R             | 3/26/2024 11:30 | SATISFACTIN  | —      |
| 2010-20651 | GIRESI ANTHONY MICHAEL    | 3/26/2024 11:29 | SATISFACTION | —      |
| 2010-21685 | ESKRA STANLEY RAMON       | 3/26/2024 11:29 | SATISFACTION | —      |
| 2011-20683 | GIORDANO ANTHONY RALPH    | 3/26/2024 11:29 | SATISFACTION | —      |
| 2011-20685 | KALOUSTIAN AARON          | 3/26/2024 11:26 | SATISFACTION | —      |
| 2011-20686 | KALOUSTIAN AARON          | 3/26/2024 11:26 | SATISFACTION | —      |
| 2011-20690 | ROCA SEAN MICHAEL         | 3/26/2024 11:31 | SATISFACTION | —      |
| 2011-21573 | WERNERSBACH WILLIAM JOHN  | 3/26/2024 11:31 | SATISFACTION | —      |
| 2011-21640 | KENNEDY BRIAN ROBERT      | 3/26/2024 11:26 | SATISFACTION | —      |
| 2012-20337 | OZACK PAUL JOSEPH JR      | 3/26/2024 11:27 | SATISFACTION | —      |
| 2012-20732 | MILROY KATIE LORRAINE     | 3/26/2024 11:27 | SATISFACTION | —      |
| 2012-20885 | DULAY KEVIN RICHARD       | 3/26/2024 11:30 | SATISFACTION | —      |
| 2013-20053 | MONAHAN MICHAEL JAY       | 3/26/2024 11:27 | SATISFACTION | —      |
| 2013-20082 | GILLOW GARY LEE           | 3/26/2024 11:28 | SATISFACTION | —      |
| 2013-20683 | MILLS FRANK P             | 3/26/2024 11:27 | SATISFACTIN  | —      |

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

|            |   |                 |                      |            |
|------------|---|-----------------|----------------------|------------|
| 2013-21146 | FRENCH STEVEN R   | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2013-21267 | GRADDY MARTY S  | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2013-21327 | KENNEDY JAMES M   | 3/26/2024 11:26 | SATISFACTION         | —          |
| 2013-21476 | SMITH WAYNE   | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2014-20069 | MILLER DAVID SCOTT  | 3/26/2024 11:27 | SATISFACTION         | —          |
| 2014-20760 | KNECHT DANIEL R   | 3/26/2024 11:26 | SATISFACTION         | —          |
| 2015-20131 | GUEST VERNON  | 3/26/2024 11:31 | SATISFACTION         | —          |
| 2016-20155 | MCINTOSH KATHLEEN R   | 3/26/2024 11:30 | SATISFACTION         | —          |
| 2016-21011 | RIFE JIMMY EUGENE   | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2016-21122 | GILES JACK JOHN   | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2017-20836 | PFLEGER BRIAN A   | 3/26/2024 11:31 | SATISFACTION         | —          |
| 2017-21063 | KNEE CAROLINE ELIZABETH                                     | 3/26/2024 11:26 | SATISFACTION         | —          |
| 2017-21196 | GRAFF DANIEL PATRICK  | 3/26/2024 11:29 | SATISFACTION         | —          |
| 2018-20338 | ESKRA STANLEY RAMON   | 3/26/2024 11:30 | SATISFACTION         | —          |
| 2018-20794 | GILPIN BRITTANI   | 3/26/2024 11:29 | SATISFACTION         | —          |
| 2018-21203 | KENNEDY STACY LYNN  | 3/26/2024 11:26 | SATISFACTION         | —          |
| 2020-20069 | MIRANDA OMAR  | 3/26/2024 11:27 | SATISFACTION         | —          |
| 2020-20336 | GINTER JOHN M   | 3/26/2024 11:29 | SATISFACTION         | —          |
| 2021-20065 | MIRANDA HEATHER ANN   | 3/26/2024 11:27 | SATISFACTION         | —          |
| 2021-20198 | SIMMONS BARRY GLEN  | 3/26/2024 11:30 | SATISFACTION         | —          |
| 2021-20400 | SPENCER NICOLE J  | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2021-20402 | SMITH SAMANTHA ROSE   | 3/26/2024 11:28 | SATISFACTION         | —          |
| 2021-20712 | MARTIN ROBERT D JR  | 3/27/2024 10:27 | SATISFACTION         | 461.80     |
| 2022-00514 | BORBOTKO ANDREW III   | 3/25/2024 2:57  | JDGMT BY COURT ORDER | 9,330.41   |
| 2022-00514 | BORBOTKO ANDREW IV A MINOR<br>BY HIS PARENT & NATURAL GUARD | 3/25/2024 2:57  | JDGMT BY COURT ORDER | 9,330.41   |
| 2022-20254 | MARTIN ROBERT D JR  | 3/27/2024 10:27 | SATISFACTION         | 491.70     |
| 2023-00411 | DENUNZIO FRANK  | 3/25/2024 12:58 | DEFAULT JUDGMENT     | 35,600.22  |
| 2023-00411 | DENUNZIO FRANK JR   | 3/25/2024 12:58 | DEFAULT JUDGMENT     | 35,600.22  |
| 2023-00411 | MCANDREW DAWN   | 3/25/2024 12:58 | DEFAULT JUDGMENT     | 35,600.22  |
| 2023-20184 | POLLACK DAVID J   | 3/27/2024 10:27 | SATISFACTION         | 456.53     |
| 2023-20804 | BURLEIN STEVEN E  | 3/25/2024 12:41 | SATISFACTION         | 60,968.67  |
| 2023-20804 | BURLEIN ELISE J   | 3/25/2024 12:41 | SATISFACTION         | 60,968.67  |
| 2023-20826 | LANGONE JOSEPH A  | 3/27/2024 10:27 | SATISFACTION         | 333.36     |
| 2023-20826 | MORGAN TORI ANN   | 3/27/2024 10:27 | SATISFACTION         | 333.36     |
| 2023-20827 | SALVATO ADAM  | 3/27/2024 10:27 | SATISFACTION         | 328.02     |
| 2023-20827 | SALVATO ROBERT ESTATE                                       | 3/27/2024 10:27 | SATISFACTION         | 328.02     |
| 2023-90141 | FEELY BRIAN ESTATE  | 3/26/2024 1:03  | SATISFACTION         | —          |
| 2023-90142 | FEELY BRIAN ESTATE  | 3/26/2024 1:02  | SATISFACTION         | —          |
| 2023-90165 | ALEXIS HERV ESTATE  | 3/25/2024 12:01 | SATISFACTION         | 18,105.80  |
| 2024-00062 | JORGE TONY  | 3/25/2024 2:20  | DEFAULT JUDGMENT     | —          |
| 2024-20220 | DEAN FOWLER SERVICE STATION<br>INC A CORPORATION            | 3/25/2024 12:41 | FEDERAL TAX LIEN     | 12,129.91  |
| 2024-20221 | FOWLER OIL CO INC<br>A CORPORATION                          | 3/25/2024 12:41 | FEDERAL TAX LIEN     | 141,084.67 |
| 2024-20222 | HARVEY JENNIFER   | 3/24/2024 2:41  | MUNICIPAL LIEN       | 2,525.75   |
| 2024-20223 | CANNON EXCAVATION LLC                                       | 3/25/2024 3:53  | JUDG/LEXINGTON CTYSC | 32,518.23  |
| 2024-20223 | YZKANIN MICHAEL ANGELO                                      | 3/25/2024 3:53  | JUDG/LEXINGTON CTYSC | 32,518.23  |
| 2024-20225 | MILLER TERESA   | 3/27/2024 10:46 | MUNICIPAL LIEN       | 332.20     |

|            |                           |   |                                      |          |
|------------|---------------------------|---|--------------------------------------|----------|
| 2024-20226 | RASCONA JESSE D           |   | 3/27/2024 10:46 MUNICIPAL LIEN       | 450.04   |
| 2024-40021 | WILLIAMS JOHN LEWIS OWNER | P | 3/27/2024 12:29 WAIVER MECHANIC LIEN | —        |
| 2024-40021 | BURRELL CONSTRUCTION LLC  |   | 3/27/2024 12:29 WAIVER MECHANIC LIEN | —        |
|            | CONTRACTOR                |   |                                      |          |
| 2024-40022 | MERRON FRANCISCO OWNER    | P | 3/28/2024 11:09 RELEASE/WAIVEROFLIEN | —        |
| 2024-40022 | MERREN JOANNA OWNER       | P | 3/28/2024 11:09 RELEASE/WAIVEROFLIEN | —        |
| 2024-40022 | DAKAN ENTERPRISES INC     |   | 3/28/2024 11:09 RELEASE/WAIVEROFLIEN | —        |
|            | CONTRACTOR                |   |                                      |          |
| 2024-90047 | ALEXIS HERV ESTATE        |   | 3/26/2024 1:02 ESTATE CLAIM          | 1,320.00 |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY           | TYPE      | DATE      | AMOUNT |
|------------|-------------------------|-----------|-----------|--------|
| 2024-00138 | JPMORGAN CHASE BANK N A | PLAINTIFF | 3/25/2024 | —      |
| 2024-00138 | WINSJANSEN KATHLEEN     | DEFENDANT | 3/25/2024 | —      |

**CONTRACT — DEBT COLLECTION: OTHER**

| CASE NO.   | INDEXED PARTY                 | TYPE      | DATE      | AMOUNT |
|------------|-------------------------------|-----------|-----------|--------|
| 2024-00139 | ROCHE SUPPLY INC              | PLAINTIFF | 3/25/2024 | —      |
| 2024-00139 | GOODWIN WILLIAM R             | DEFENDANT | 3/25/2024 | —      |
|            | A/K/A                         |           |           |        |
| 2024-00139 | GOODWIN BILL INDIVIDUALLY AND | DEFENDANT | 3/25/2024 | —      |
|            | D/B/A                         |           |           |        |
| 2024-00139 | BILL GOODWIN LOGGING AND      | DEFENDANT | 3/25/2024 | —      |
|            | EXCAVATING                    |           |           |        |
| 2024-00139 | GOODWIN MELODY R INDIVIDUALLY | DEFENDANT | 3/25/2024 | —      |
|            | AND D/B/A                     |           |           |        |
| 2024-00139 | WRM ENTERPRISES               | DEFENDANT | 3/25/2024 | —      |

**MISCELLANEOUS — REPLEVIN**

| CASE NO.   | INDEXED PARTY                  | TYPE      | DATE      | AMOUNT |
|------------|--------------------------------|-----------|-----------|--------|
| 2024-00144 | BRIDGECREST CREDIT COMPANY LLC | PLAINTIFF | 3/28/2024 | —      |
|            | AGENT & SERVICER FOR CARVANA   |           |           |        |
| 2024-00144 | HAAS ALISHA MARIE              | DEFENDANT | 3/28/2024 | —      |

**NAME CHANGE**

| CASE NO.   | INDEXED PARTY | TYPE       | DATE      | AMOUNT |
|------------|---------------|------------|-----------|--------|
| 2024-00141 | MURPHY TENDER | PETITIONER | 3/27/2024 | —      |

**PETITION**

| CASE NO.   | INDEXED PARTY                | TYPE       | DATE      | AMOUNT |
|------------|------------------------------|------------|-----------|--------|
| 2024-00143 | 2007 FORD ESCAPE             | PETITIONER | 3/27/2024 | —      |
|            | VIN 1FMCU93178KB10260        |            |           |        |
| 2024-00143 | KELLY MICHAEL B              | PETITIONER | 3/27/2024 | —      |
| 2024-00143 | COMMONWEALTH OF PENNSYLVANIA | RESPONDENT | 3/27/2024 | —      |
|            | DEPARTMENT OF TRANSPORTATION |            |           |        |
| 2024-00146 | 2009 SILVER CHEVY COLORADO   | PETITIONER | 3/28/2024 | —      |
|            | VIN # 1GCCS199098150025      |            |           |        |
| 2024-00146 | CHAIN MARGARET L             | PETITIONER | 3/28/2024 | —      |
| 2024-00146 | COMMONWEALTH OF PENNSYLVANIA | RESPONDENT | 3/28/2024 | —      |
|            | DEPARTMENT OF TRANSPORTATION |            |           |        |

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

| CASE NO.   | INDEXED PARTY   | TYPE      | DATE      | AMOUNT |
|------------|-----------------|-----------|-----------|--------|
| 2024-00142 | TRUIST BANK     | PLAINTIFF | 3/27/2024 | —      |
| 2024-00142 | SCHUMAN MICHAEL | DEFENDANT | 3/27/2024 | —      |
| 2024-00142 | KJERA JESSICA   | DEFENDANT | 3/27/2024 | —      |

**REAL PROPERTY — OTHER**

| CASE NO.   | INDEXED PARTY           | TYPE      | DATE      | AMOUNT |
|------------|-------------------------|-----------|-----------|--------|
| 2024-00145 | SHARP DANIEL R          | PLAINTIFF | 3/28/2024 | —      |
| 2024-00145 | SHARP SHERRI            | PLAINTIFF | 3/28/2024 | —      |
| 2024-00145 | KRETSCHMER ROBERT A     | DEFENDANT | 3/28/2024 | —      |
| 2024-00145 | KRETSCHMER MARY HEATHER | DEFENDANT | 3/28/2024 | —      |

**REAL PROPERTY — PARTITION**

| CASE NO.   | INDEXED PARTY   | TYPE      | DATE      | AMOUNT |
|------------|-----------------|-----------|-----------|--------|
| 2024-00140 | SLADE CHANDRA J | PLAINTIFF | 3/25/2024 | —      |
| 2024-00140 | SLADE DAVID M   | DEFENDANT | 3/25/2024 | —      |

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**MORTGAGES AND DEEDS**

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*RECORDED FROM MARCH 25, 2024 TO MARCH 28, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

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**MORTGAGES**

|  |  |
|--|--|
| Information: 60,000.00<br>Mortgagor: SEMON, JEFFREY J<br>2 - SEMON, KIERSTEN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A              | Consideration: \$60,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>SOUTH CANAAN TOWNSHIP                                  |
| Information: 457,000.00<br>Mortgagor: WILLIAMS, JOHN LEWIS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                | Consideration: \$457,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>CLINTON TOWNSHIP 2                                    |
| Information: 50,000.00<br>Mortgagor: FERRARIO, DOROTHEA R<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                 | Consideration: \$50,000.00<br>Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY<br>Municipality<br>LEHIGH TOWNSHIP                          |
| Information: 240,000.00<br>Mortgagor: GEOGHEGAN, JEFFREY SCOTT<br>2 - GEOGHEGAN, CAROLINA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$240,000.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>2 - CLIFFCO INC<br>Municipality<br>SALEM TOWNSHIP |
| Information: 262,500.00<br>Mortgagor: WHITE, JADE MICHAEL<br>2 - WHITE, BRANDI MARIE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A      | Consideration: \$262,500.00<br>Mortgagee: WELLS FARGO BANK<br>Municipality<br>LAKE TOWNSHIP  |

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

|   |  |
|---|--|
| Information: 166,410.00<br>Mortgagor: MILLER, BETHANY<br>2 - SMITH, GUNNAR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                    | Consideration: \$166,410.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>2 - NOVUS HOME MORTGAGE<br>Municipality<br>PAUPACK TOWNSHIP                            |
| Information: 100,000.00<br>Mortgagor: EVGNSSEVENONEONE L L C<br>2 - EVGNS SEVEN ONE ONE L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$100,000.00<br>Mortgagee: WAYNE BANK<br>Municipality<br>SOUTH CANAAN TOWNSHIP  |
| Information: 75,000.00<br>Mortgagor: LECCE, SAMANTHA N<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$75,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>PALMYRA TOWNSHIP   |
| Information: 27,000.00<br>Mortgagor: MAINES, ETHAN L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A<br>2 - N/A                               | Consideration: \$27,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>LAKE TOWNSHIP<br>PAUPACK TOWNSHIP  |
| Information: 233,200.00<br>Mortgagor: PIKE, KEVIN C<br>2 - PIKE, DAWN M VITTORIO<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A              | Consideration: \$233,200.00<br>Mortgagee: BANK OF AMERICA<br>Municipality<br>LAKE TOWNSHIP   |
| Information: 392,000.00<br>Mortgagor: KRAKOVICH, ANATOLIY<br>2 - SERGEYEVA, OLGA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A              | Consideration: \$392,000.00<br>Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK<br>Municipality<br>PAUPACK TOWNSHIP   |
| Information: 10,000.00<br>Mortgagor: WILLIAMS, KRISTIN BETH<br>2 - WILLIAMS, ROBERT EVAN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A      | Consideration: \$10,000.00<br>Mortgagee: PSECU<br>2 - P S E C U<br>Municipality<br>LAKE TOWNSHIP   |
| Information: 103,920.00<br>Mortgagor: FILATOVA, NATALIA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                       | Consideration: \$103,920.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>2 - PLAZA HOME MORTGAGE INC<br>Municipality<br>WAYMART BOROUGH                         |
| Information: 195,000.00<br>Mortgagor: TIME AWAY EIGHT NINE TWO MAPLE L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                    | Consideration: \$195,000.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>2 - FUNDING DOOR LLC<br>3 - FUNDING DOOR L L C<br>Municipality<br>TEXAS TOWNSHIP 1 & 2 |
| Information: 206,250.00<br>Mortgagor: TIME AWAY TWO ZERO THREE THREE ROOSEVELT HWY L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A      | Consideration: \$206,250.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>2 - FUNDING DOOR LLC<br>3 - FUNDING DOOR L L C<br>Municipality<br>TEXAS TOWNSHIP 1 & 2 |
| Information: 160,000.00<br>Mortgagor: SARGENT, FRANK R JR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                     | Consideration: \$160,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>CLINTON TOWNSHIP 1  |

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| Information: 355,000.00<br>Mortgagor: BOANDL, KIMBERLEE N<br>2 - OCONNOR, EDWARD R<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                  | Consideration: \$355,000.00<br>Mortgagee: NBT BANK<br>2 - N B T BANK<br>Municipality<br>STERLING TOWNSHIP  |
| Information: 216,000.00<br>Mortgagor: POUR PROPERTIES LLC<br>2 - POUR PROPERTIES L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A              | Consideration: \$216,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>HONESDALE BOROUGH   |
| Information: 235,787.00<br>Mortgagor: DURDACH, DARIANA<br>2 - COLEBROOK, ANDREW<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                     | Consideration: \$235,787.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>2 - SUMMIT MORTGAGE CORPORATION<br>Municipality<br>SALEM TOWNSHIP |
| Information: 40,000.00<br>Mortgagor: GRANDJEAN, JAMES J<br>2 - GRANDJEAN, JUDITH C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                  | Consideration: \$40,000.00<br>Mortgagee: FN C B BANK<br>2 - F N C B BANK<br>Municipality<br>STERLING TOWNSHIP  |
| Information: 64,000.00<br>Mortgagor: MATCHES, KEITH J<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$64,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>MOUNT PLEASANT TOWNSHIP  |
| Information: 220,000.00<br>Mortgagor: DONAHOE, JEFFREY J<br>2 - DONAHOE, TIMOTHY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                    | Consideration: \$220,000.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>2 - ROCKET MORTGAGE<br>Municipality<br>LAKE TOWNSHIP              |
| Information: 160,000.00<br>Mortgagor: WROBLESKI, JOHN J JR<br>2 - WROBLESKI, JENNIFER<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A               | Consideration: \$160,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>WAYMART BOROUGH   |
| Information: 198,000.00<br>Mortgagor: KOHLER, MASHAWNA<br>2 - KOHLER, LUKE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                          | Consideration: \$198,000.00<br>Mortgagee: RHONE, KIRK<br>2 - RHONE, ALICE<br>Municipality<br>STARRUCCA BOROUGH   |
| Information: 428,809.00<br>Mortgagor: MUSCLE MOUNTAIN<br>2 - CIERI, DENNIS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                          | Consideration: \$428,809.00<br>Mortgagee: SPENCER SAVINGS BANK<br>Municipality<br>SCOTT TOWNSHIP   |
| Information: 179,500.00<br>Mortgagor: GUTIERREZ, PEDRO P HERRERA<br>2 - SARMIENTO, GRACIELA ALVAREZ<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$179,500.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>2 - CROSSCOUNTRY MORTGAGE<br>Municipality<br>STERLING TOWNSHIP    |

**DEEDS**

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| Information:<br>Grantor: CORPUEL, NOEL L<br>2 - CORPUEL, GEORGEANN L<br>3 - BROWN, ADENA<br>4 - BROWN, MATTHEW DOUGLAS | Consideration: \$1.00<br>Grantee: C W G ONE NINE TWO SEVEN REALTY<br>2 - CWG ONE NINE TWO SEVEN REALTY                         |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PRESTON TOWNSHIP   |
| Information:<br>Grantor: CORPUEL, NOEL L<br>2 - CORPUEL, GEORGEANN L<br>3 - BROWN, ADENA<br>4 - BROWN, MATTHEW DOUGLAS | Consideration: \$1.00<br>Grantee: C W G ONE NINE TWO SEVEN REALTY<br>2 - CWG ONE NINE TWO SEVEN REALTY                         |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PRESTON TOWNSHIP   |
| Information:<br>Grantor: RAMPERSAUD, NITIN AKA<br>2 - RAMPERSAUD, NITIN M AKA<br>3 - RAMPERSAUD, VANESSA               | Consideration: \$1.00<br>Grantee: RAMPERSAUD, NITIN M<br>2 - RAMPERSAUD, KUNTIE  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>MANCHESTER TOWNSHIP  |
| Information: LOT 693<br>Grantor: ALIC, JASMINA   | Consideration: \$2,000.00<br>Grantee: CASTIGLIONE, JOSEPH<br>2 - CASTIGLIONE, ANGELA   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>SALEM TOWNSHIP   |
| Information: LAKE & SOUTH CANAAN TWPS<br>Grantor: HOWELL, HARRY H<br>2 - HOWELL, JEAN M                                | Consideration: \$189,900.00<br>Grantee: BASKIN, AMY  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A  | Municipality<br>LAKE TOWNSHIP<br>SOUTH CANAAN TOWNSHIP   |
| Information: LOT 11<br>Grantor: MCLAY, WILLIAM BY SHERIFF  | Consideration: \$2,172.70<br>Grantee: CSMC TWO ZERO ONE EIGHT RPLNINE TRUST<br>2 - C S M C TWO ZERO ONE EIGHT R P L NINE TRUST |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: HIVNER, LAURA A   | Consideration: \$7,500.00<br>Grantee: PAZZALIA, THOMAS   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>BUCKINGHAM TOWNSHIP  |
| Information:<br>Grantor: WERTHMULLER, DONNA M  | Consideration: \$1.00<br>Grantee: AAMLAND, TIMOTHY<br>2 - AAMLAND, JUDI  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LEHIGH TOWNSHIP  |
| Information:<br>Grantor: DISPOTO, NICHOLAS V   | Consideration: \$300,000.00<br>Grantee: GEOGHEGAN, JEFFREY SCOTT<br>2 - GEOGHEGAN, CAROLINA                                    |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>SALEM TOWNSHIP   |
| Information: LOT 3041<br>Grantor: VIGNONA, PATRICK JR<br>2 - VIGNONA, PATRICIA A                                       | Consideration: \$350,000.00<br>Grantee: WHITE, JADE MICHAEL<br>2 - WHITE, BRANDI MARIE   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LAKE TOWNSHIP  |

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| Information:<br>Grantor: PTRICHOCEANZEROONE LLC<br>2 - PTRICHOCEAN ZERO ONE L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A              | Consideration: \$184,900.00<br>Grantee: MILLER, BETHANY<br>2 - SMITH, GUNNAR<br>Municipality<br>PAUPACK TOWNSHIP                                |
| Information: LOT 3A<br>Grantor: DUDA, SARAH<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: DUDA, KEVIN M<br>Municipality<br>TEXAS TOWNSHIP 1 & 2   |
| Information:<br>Grantor: KNECHT, TIMOTHY W<br>2 - KNECHT, JODI RAE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                             | Consideration: \$375,000.00<br>Grantee: EVGNSSEVENONEONE L L C<br>2 - EVGNS SEVEN ONE ONE L L C<br>Municipality<br>SOUTH CANAAN TOWNSHIP        |
| Information:<br>Grantor: POSDON, MARK<br>2 - POSDON, JANINE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                    | Consideration: \$100,000.00<br>Grantee: LECCE, SAMANTHA N<br>Municipality<br>PALMYRA TOWNSHIP   |
| Information: LOT 2814<br>Grantor: KAPILEVICH, PAUL<br>2 - KAPILEVICH, JOSEPHINE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                | Consideration: \$1.00<br>Grantee: KAPILEVICH, PAUL<br>Municipality<br>LAKE TOWNSHIP   |
| Information: LOT 2023<br>Grantor: OBREMSKI, NANCY M TR<br>2 - NANCY M OBREMSKI REVOCABLE TRUST<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$291,500.00<br>Grantee: PIKE, KEVIN C<br>2 - VITTORIOPIKE, DAWN M<br>3 - PIKE, DAWN M VITTORIO<br>Municipality<br>LAKE TOWNSHIP |
| Information: LOT 304<br>Grantor: CLARK, THOMAS J TR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$16,000.00<br>Grantee: STAAK, FREDERICK J<br>2 - STAAK, SAKURA C<br>Municipality<br>PAUPACK TOWNSHIP                            |
| Information: LOT 1129<br>Grantor: FARIAS, CHRIS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$14,500.00<br>Grantee: MENASIAN, NOREEN<br>Municipality<br>LAKE TOWNSHIP  |
| Information: LOT 276<br>Grantor: MCEL RATH, JANIS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$490,000.00<br>Grantee: KRAKOVICH, ANATOLIJ<br>2 - SERGEYEVA, OLGA<br>Municipality<br>PAUPACK TOWNSHIP                          |
| Information: LOT 48<br>Grantor: DOMIK BUILDERS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$650,000.00<br>Grantee: FURMAN, JOSHUA<br>2 - FURMAN, JAIMEE<br>Municipality<br>PAUPACK TOWNSHIP                                |
| Information:<br>Grantor: FEDERAL HOME LOAN MORTGAGE<br>CORPORATION BY AF<br>2 - POWERS KIRN AF<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$129,900.00<br>Grantee: FILATOVA, NATALIA<br>Municipality<br>WAYMART BOROUGH  |
| Information:<br>Grantor: PUGH, LURAY H<br>2 - PUGH, DONNA M<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                    | Consideration: \$19,000.00<br>Grantee: ANCON ENTERPRISES<br>Municipality<br>LAKE TOWNSHIP   |

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| Information:<br>Grantor: TIME AWAY EIGHT NINE TWO MAPLE LLC<br>2 - TIME AWAY EIGHT NINE TWO MAPLE L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$1.00<br>Grantee: TIME AWAY EIGHT NINE TWO MAPLE L L C<br><br>Municipality<br>TEXAS TOWNSHIP 1 & 2   |
| Information: LOT 522R<br>Grantor: ZENO, JAMIE<br>2 - THOMAS, TIFFANY A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                  | Consideration: \$1.00<br>Grantee: ZENO, JAMIE<br>2 - THOMAS, TIFFANY A<br><br>Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: TIME AWAY TWO ZERO THREE THREE<br>ROOSEVELT HIGHWAY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                            | Consideration: \$1.00<br>Grantee: TIME AWAY TWO ZERO THREE THREE<br>ROOSEVELT HWY<br><br>Municipality<br>TEXAS TOWNSHIP 1 & 2  |
| Information:<br>Grantor: ABELLANA, MARIA CORAZON G<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$1.00<br>Grantee: SUHOSKY, ROBERT J<br>2 - SUHOSKY, LINDA L<br><br>Municipality<br>CHERRY RIDGE TOWNSHIP   |
| Information:<br>Grantor: MCGRAW, BARBARA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$1.00<br>Grantee: MCGRAW, JOSEPH J<br>2 - MCGRAW, JUNE K<br><br>Municipality<br>PRESTON TOWNSHIP   |
| Information:<br>Grantor: MCGRAW, JOSEPH J<br>2 - MCGRAW, JUNE K<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$1.00<br>Grantee: MCGRAW, JOSEPH J<br>2 - MCGRAW, JUNE K<br><br>Municipality<br>PRESTON TOWNSHIP   |
| Information:<br>Grantor: CACCHIOTTI, ROGER J<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$270,000.00<br>Grantee: POUR PROPERTIES<br><br>Municipality<br>HONESDALE BOROUGH   |
| Information: LOT 837R<br>Grantor: FORNARO, NOFREY<br>2 - THEOBALD, LUCINDA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                              | Consideration: \$1.00<br>Grantee: THEOBALD, LUCINDA F TR<br>2 - FORNARO, NOFREY M TR<br>3 - THEOBALD FORNARO REVOCABLE LIVING<br>TRUST AGREEMENT<br><br>Municipality<br>PAUPACK TOWNSHIP |
| Information: LOT 351<br>Grantor: GONSALVES, APUJAN MICHAEL<br>2 - QUIAH, MUREAL GRACY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                   | Consideration: \$243,080.00<br>Grantee: COLEBROOK, ANDREW<br>2 - DURDACH, DARIANA<br><br>Municipality<br>SALEM TOWNSHIP  |
| Information:<br>Grantor: BELAHMEUR, LOKMAN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$1,000.00<br>Grantee: ABDO, MINA<br><br>Municipality<br>SALEM TOWNSHIP   |
| Information: LOT 3<br>Grantor: WEIKEL, DEBORAH M EXR<br>2 - WEIKEL, DEBORAH M EST<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                       | Consideration: \$1.00<br>Grantee: WEIKEL, DEBORAH M<br><br>Municipality<br>LEHIGH TOWNSHIP   |
| Information: LOT 4<br>Grantor: WEIKEL, DEBORAH M EXR<br>2 - WEIKEL, DEBORAH M EST<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                       | Consideration: \$1.00<br>Grantee: WEIKEL, DEBORAH M<br><br>Municipality<br>LEHIGH TOWNSHIP   |

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| Information: LOT 1227<br>Grantor: ECKERT, RENEE  | Consideration: \$5,000.00<br>Grantee: CAPUTO, FRANK<br>2 - CAPUTO, DENISE<br>3 - CAPUTO, SAMANTHA<br>4 - CAPUTO, BREANNA<br>5 - KELLY, TAYLOR<br>6 - GACCIONE, MICHAEL |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>MANCHESTER TOWNSHIP  |
| Information: LOT ILE33<br>Grantor: PERRY, TYLER  | Consideration: \$1.00<br>Grantee: PERRY, CLARK<br>2 - PERRY, JOAN  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: PANTALER, ALEXEY<br>2 - PANTALER, SERGE   | Consideration: \$1.00<br>Grantee: MCKENZIE, ANDREW   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LEHIGH TOWNSHIP  |
| Information:<br>Grantor: WALKER, KAREN   | Consideration: \$1.00<br>Grantee: WAYMAN, KENDRA   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>SALEM TOWNSHIP   |
| Information:<br>Grantor: PITTI, DAVID J  | Consideration: \$3,000.00<br>Grantee: FREEMYER, CAROL  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>DREHER TOWNSHIP  |
| Information: LOT 30<br>Grantor: SIEGLE, GEORGE   | Consideration: \$250.00<br>Grantee: PITTI, DAVID J   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>DREHER TOWNSHIP  |
| Information: LOT 39<br>Grantor: REBHUN, MARIE  | Consideration: \$1.00<br>Grantee: POCONO SPRINGS CIVIC ASSOCIATION INC   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LEHIGH TOWNSHIP  |
| Information: LOT 26<br>Grantor: SLASKI, STEVEN   | Consideration: \$13,000.00<br>Grantee: GUTERREZ, PEDRO P HERRERA<br>2 - SARMIENTO, GRACIELA ALVAREZ  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>STERLING TOWNSHIP  |
| Information: LOT A<br>Grantor: BARNES, ELIZABETH EXR<br>2 - SELAND, WILLIAM RICHARD EST AKA<br>3 - SELAND, WILLIAM R JR EST AKA  | Consideration: \$1.00<br>Grantee: BARNES, ELIZABETH  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PALMYRA TOWNSHIP   |
| Information:<br>Grantor: DONAHOE, MARGARET E EST AKA<br>2 - DONAHOE, MARGARET ELLEN EST AKA<br>3 - DONAHOE, MARY K ADM AKA<br>4 - ARNOLD, MARY K ADM AKA<br>5 - DONAHOE, JEFFREY J ADM | Consideration: \$1.00<br>Grantee: ARNOLD, MARY K<br>2 - DONAHOE, JEFFREY J   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LAKE TOWNSHIP  |
| Information:<br>Grantor: DONAHOE, MARY K AKA<br>2 - ARNOLD, MARY K AKA<br>3 - ARNOLD, DAVID D<br>4 - DONAHOE, JEFFREY J  | Consideration: \$200,000.00<br>Grantee: DONAHOE, JEFFREY J   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LAKE TOWNSHIP  |
| Information:<br>Grantor: DONAHOE, JEFFREY J  | Consideration: \$1.00<br>Grantee: DONAHOE, JEFFREY J<br>2 - DONAHOE, TIMOTHY   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LAKE TOWNSHIP  |

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| Information:<br>Grantor: BARTRON, J STARK III<br>2 - FRISCO, REBECCA BARTRON<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>DINGS   | Consideration: \$85,000.00<br>Grantee: SYNERGY REAL ESTATE HOL<br><br>Municipality<br>WAYMART BOROUGH  |
| Information:<br>Grantor: BARTRON, J STARK III<br>2 - FRISCO, REBECCA BARTRON<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$200,000.00<br>Grantee: WROBLESKI, JOHN J JR<br>2 - WROBLESKI, JENNIFER<br><br>Municipality<br>WAYMART BOROUGH                 |
| Information:<br>Grantor: STEPHENS, RANDALL W<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: STEPHENS, RANDALL W<br>2 - STEPHENS, CHAD T<br><br>Municipality<br>SCOTT TOWNSHIP                            |
| Information: LOT 2<br>Grantor: RHONE, KIRK O<br>2 - RHONE, ALICE K<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$198,000.00<br>Grantee: KOHLER, MASHAWNA<br>2 - KOHLER, LUKE<br><br>Municipality<br>STARRUCCA BOROUGH                          |
| Information: LOT 253<br>Grantor: STRATIGAKIS, STEPHEN<br>2 - STRATIGAKIS, STEPHANIE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$525,000.00<br>Grantee: INGRUM, GEORGE LARRY<br><br>Municipality<br>SALEM TOWNSHIP   |
| Information:<br>Grantor: THOMPSON, PHILIP J EXR AKA<br>2 - THOMPSON, PHILIP JOHN EXR AKA<br>3 - THOMPSON, MARTHA JEAN EST AKA<br>4 - THOMPSON, MARTHA EST AKA<br>5 - THOMPSON, MARTHA J EST AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A           | Consideration: \$180,000.00<br>Grantee: THOMPSON, BRUCE A SR<br><br><br><br><br>Municipality<br>HONSDALE BOROUGH                               |
| Information:<br>Grantor: MCCLURE, DANIEL R<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: MCCLURE, DANIEL R<br>2 - MCCLURE, TIMOTHY<br>3 - WISEMAN, KARA<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP  |
| Information:<br>Grantor: MILLER, ERNEST J BY AGENT<br>2 - HOWELL, LINDA AGENT<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: ERNEST MILLER IRREVOCABLE FAMILY TRUST<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP                          |
| Information: LOT 24<br>Grantor: SLASKI, STEVEN<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$200,000.00<br>Grantee: GUTIERREZ, PEDRO P HERRERA<br>2 - SARMIENTO, GRACIELA ALVAREZ<br><br>Municipality<br>STERLING TOWNSHIP |
| Information: LOT 6<br>Grantor: MORTGAGE ASSETS MANAGEMENT BY AF<br>2 - PHH MORTGAGE CORPORATION AF<br>3 - P H H MORTGAGE CORPORATION AF<br>4 - PHH MORTGAGE SERVICES AF<br>5 - P H H MORTGAGE SERVICES AF<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$146,300.00<br>Grantee: ROY, MICHAEL<br><br><br><br><br>Municipality<br>DREHER TOWNSHIP  |
| Information: LOT 143<br>Grantor: VASTA, NICHOLAS<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$30,000.00<br>Grantee: FREAD, BARBARA<br>2 - MANDRIK, EDWARD J JR<br><br>Municipality<br>PAUPACK TOWNSHIP                      |

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*April 15, 2024–April 19, 2024*

---

**Tuesday, April 16, 2024**

9:00 AM  
Commonwealth v. Ronald Barillo 114-2023-CR  
Motions  
DA/D'Andrea

---

10:00 AM  
Preziosi v. Preziosi 566-2016-DR  
Special Relief in Custody & Emergency Petition for interim Equitable  
Distribution  
Farrell/Pro Se

---

11:00 AM  
Boltz v. Lasco 491-2020-DR  
Special Relief  
Farrell/Pierangeli

---

1:00 PM  
Cardone v. Graham 47-2024-DR  
Contempt  
Thomas/Pro Se

**Wednesday, April 17, 2024**

9:00 AM – 9:30 AM  
Central Court

---

9:30 AM  
Rapp v. Rapp 487-2019-DR  
Petition for Special Relief  
Bugaj/Martin II

---

10:00 AM  
Lotz v. Krupa 483-2023-DR  
motion for Discovery  
Bugaj/Cali

---

10:30 AM  
Bidwell v. Baker 23-2019-DR  
Motion to withdraw as counsel  
Bugaj/Henry

---

12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

**Thursday, April 18, 2024**

9:00 AM – 10:00 AM

Commonwealth Matters

Sentencing 388-2023-CR Trusky, Jesse Burlein

Sentencing 360-2023-CR Havenstrite, Keith Burlein

Sentencing 164-2023-CR; 310-2022-CR; 2-2024-CR Buck, Joel Pro se on  
2023 and 2022

2024-Scanlon

Sentencing 366-2023-CR Showver, Kristoffer Burlein

Sentencing 101-2023-CR Biondo, Jacquelyn Burlein

Sentencing 106-2022-CR Gerrity, James Brown

Violation of ARD 197-2023-CR Fitzmorris, John Burlein

Motion for Early Termination of Probation 204-2020-CR Janner, Christopher  
Martin II

Petition for Violation of Parole 328-2020-CR Bird, Tiffani Rogan

Petition for Violation of Parole 316-2022-CR & 124-2023-CR Kuhns, Robert  
C. Burlein

Probation Violation Hearing 183-2022-CR Serbin, Jeremy Weed

Sentencing 217-2022-CR Gilson, Brian Burlein

---

11:00 AM

Summary Appeals

4-7-2024-SA

Arnal, Andres

---

1:00 PM

Commonwealth Matters

GP 214-2023-CR Angermeier, Daniel Lehutsky

GP 358-2023-CR Moser, Theodore Scanlon

ARD 60-2024-CR Gulbrandson, Will Stanton

GP 342, 347, 374-2023-CR Highhouse, Ryan Martin II

GP 46-2024-CR Ciaccio, Robert Collins

GP 45-2024-CR Battaglia, James Benedict

GP 313-2023-CR Alvarez, Daina Burlein

GP 22-2024-CR Lord, Austin Farrell

---

**Friday, April 19, 2024**

9:00 AM

PFA

444-2023-DR Sanchez v. Sanchez Thomas/Rechner

155-2023-DR Rysner v. Silva

---

10:00 AM

Saylor v. Saylor/Dexheimer 45-2024-DR

Custody Hearing

Thomas/Martin II/pro Se

---

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

*April 15, 2024–April 19, 2024*

---

**Monday, April 15, 2024**

9:00 AM  
Status Conferences  
9:00 455-2022-CV Ashley v. USP Canaan & Bradley Parkins/Pro Se  
9:15 248-2022-CV Foss v. Paul's Auto Killino/Henry  
9:30 427-2023-CV State Farm v. Lakewood Motor Martini/Kennedy/Kelly  
10:00 327-2023-CV McGlone v. Sura Clark/Rydzewski  
10:30 329-2023-CV DD Masonary v. Manley Mariotti/Weed  
11:00 436-2023-cv Valet v. Spring Valley Builders  
Plaintiff/Mulcahay/Bohanski  
11:15 642-2023-cv Lucrezi & Durkin v. Wazz Construction Kulick/Pro Se  
11:30 633-2023-CV Morley v. Designer bodyworks Vander Venn/Zimmer  
11:45 663-2023-CV Jascoviez v. Hideout; Brothers lawn care & Sarwan  
Kipperman/Mayers/Giannetta/Lees

---

10:00 AM  
In Re: S.D. 22-2023-JV  
Delinquency & Disposition  
DA/Farrell

---

10:30 AM  
In Re: S.D. 37-2023-JV  
Contested Finding of Fact  
DA/Burlein

---

11:30 AM  
In re: M. Brown 30-2023-JV  
Consent Decree  
DA/Collins

---

1:30 PM  
In Re: Terry 27-2024-OCD  
hearing on Petition for Order of Court Directing sale of Real and Personal  
Property  
Bugaj

---

**Tuesday, April 16, 2024**

9:00 AM – 2:30 PM  
Dependency  
9:00 Permanency Review 3-2021-DP P.M.  
Anderson/Henry  
9:30 43-2014-DP Permanency Review Z. P.  
Anderson/Martin II/ Henry/Weed

**Wednesday, April 17, 2024**

9:30 AM  
Lake Township v. Lee & Loveland 36-2024-CV  
Hearing on Petition for Special Injunctive and Preliminary Injunctive relief  
Mulcahe/Pro se

---

10:30 AM  
In Re: Bentler 59-2023-OCD  
Hearing on Petition to Compel Distribution  
Morahan/Jones/Martin

---

1:30 PM  
In Re. A.B. 2-2024-OCD  
Hearing on Petition for the Appointment of the Permanent Plenary Guardian  
of Person and Estate of Minor  
J.Ellis/Rechner

**Thursday, April 18, 2024**

11:00 AM  
Seminario 168-2013-DR  
Contempt  
Campbell/Burlein

---

11:30 AM  
Commonwealth v. Keifer 199-2013-CR  
Rule to show cause  
DA/Campbell

---

1:30 PM  
In Re: Young 76-2023-OCD  
Review hearing  
Campbell/Rechner

**Friday, April 19, 2024**

9:00 AM  
In Re: J.K. 743-2011-CV  
Annual Review of Involuntary Treatment  
DA/Farrell

---

1:30 PM  
In Re: M. M. 6-2024-JV  
Consent Decree Hearing  
DA/Burlein

**ARBITRATION ROOM CALENDAR**

*April 15, 2024–April 19, 2024*

---

**Tuesday, April 16, 2024**

11:00 AM  
Greene v. Jantz 529-2022-CV  
Partition Conference (Rechner)  
Campbell/B.Ellis

---

12:00 PM  
Mayer v. Mayer 271-2022-DR  
Divorce Settlement Conference  
Cali/DeCosmo

---

12:30 PM  
Everitt v. Everitt 383-2021-DR  
Divorce Conference (Zimmerman)  
Farrell/Pro Se

---

1:00 PM  
Cole v. Parry 562-2023-DR  
Custody Hearing (Zimmerman)  
Martin II/ Messoline/Preate

**Friday, April 19, 2024**

9:00 AM  
Tallman v. Delaney 952024-DR  
Conciliation Conference (Karam)

---

9:00 AM  
Minella v. Minella 46-2021-DR  
Divorce Hearing (Zimmerman)  
Campbell/Muir

---

9:30 AM  
McNamara v. Williams & McNamara 107-2024-DR  
Conciliation Conference (Karam)

---

10:00 AM  
Termine v. Gizzarelli 91-2024-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

10:30 AM  
Jordan v. Fox 546-2019-DR  
Conciliation Conference (Karam)  
Pro Se/ Pro Se

11:00 AM  
Resino v. Crow & Webb 87-2024-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

1:00 PM  
Kranz v. West 60-2024-DR  
Conciliation Conference (Karam)

1:00 PM  
Arsenicos v. Arsenicos 371-2023-DR  
Custody Hearing (Zimmerman)  
Lalley/Farrell

1:30 PM  
Miller v. Bleier 469-2013-DR  
Conciliation Conference (Karam)  
Pro Se/ Sabatine



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State Judicial Services  
The Hon. James Edwards  
Presiding Judge

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| IN THIS ISSUE               |    |
|-----------------------------|----|
| Press Release — DA's Office | 5  |
| Legal Notices               | 6  |
| Shower's Sale               | 11 |
| Civil Actions Filed         | 28 |
| Mortgages & Deeds           | 32 |
| Court Calendars             | 41 |
| Courtroom Calendars         | 42 |
| Attorney Directory          | 44 |

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