

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



February 20, 2026

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Honesdale, PA



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Court of Common Pleas

22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



PA LEGAL ADS

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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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>	

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Matthew L. Meagher, *Judge*

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Brian T. Field

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Coroner
Edward Howell

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Robin Sampson

Wayne County Courthouse — 925 Court Street, Honesdale, PA 18431 ★ 570.253.5970

Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
Phone: 570-251-1512
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2025 LEGAL ADVERTISING RATES Effective 5/1/2025

Estate Notices \$125

Three (3) time insertion

**Incorporation Notices, Fictitious
Name Registration, Name Change** \$75

One (1) time insertion

First and Final Accounting \$75

Two (2) time insertion

All other notices will be billed at \$1.95 per line.
Certain restrictions and minimum insertion fees apply.
A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

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Subject to space availability

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The Wayne County Legal Journal
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The deadline for all advertising is 10 AM on
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Contact for Advertising Details:

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	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
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Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



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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 William Schott
Late of Canaan Township
EXECUTOR
Mary F. Schott
12 Davis Rd.
Waymart, PA 18472

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of Joseph L. Shields
Late of Lebanon Township
ADMINISTRATOR
Joseph E. Shields
340 Sunny Burn Road
Elizabethhtown, PA 17022
ATTORNEY
Young & Young
44 S. Main Street, P.O. Box 126
Manheim, PA 17545

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of John C. Kohrs
Late of Damascus Township
EXECUTOR
Arthur E. Freermuth
925 Milanville.
Beach Lake, PA 18405
ATTORNEY
Frances S. Clemente
86 Boyds Mills Rd.
Beach Lake, PA 18405

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of Rose Theresa Borzone
AKA Rose Borzone
Late of Salem Township
EXECUTOR
Maryanne Davick
130 The Hideout
Lake Ariel, PA 18436
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

In the Estate of Paul Petrilak,
a/k/a Paul J. Petrilak of Browndale,
Wayne County, Commonwealth of
Pennsylvania.

Letters Testamentary in the
above estate have been granted to
Eileen Aguiar, a/k/a Eileen M.

Aguiar, a/k/a Eileen Marie Aguiar. 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

2/20/2026 • 2/27/2026 • 3/6/2026

EXECUTOR'S NOTICE

ESTATE OF Theresa R. Curtis, late of Bethany Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Richard S. Baum, Esq., of 438 Broadway, PO Box 1260, Monticello, NY 12701. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

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

2/13/2026 • 2/20/2026 • 2/27/2026

NOTICE OF DECEDENT'S ESTATE

NOTICE IS HEREBY GIVEN that **Letters of Administration** have been granted in the Estate of Charles Richard Pratt, late of Clinton Township, Wayne County, Pennsylvania (died April 2, 2020). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Administratrix, Edith Ann Wormsley, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

JOHN J. LAWLER, JR., ESQUIRE

2/13/2026 • 2/20/2026 • 2/27/2026

ESTATE NOTICE

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

2/13/2026 • 2/20/2026 • 2/27/2026

ESTATE NOTICE

Estate of Phillip J. Carpenter
Late of Lake Township
EXECUTOR
Emily A. Zeiler
PO Box 164
Lake Ariel, PA 18436
ATTORNEY
Gregory & Associates, P.C.
307 Erie Street
Honesdale, PA 18431

2/6/2026 • 2/13/2026 • 2/20/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been issued in the Estate of David Richard Baldo a/k/a David Baldo a/k/a David R. Baldo, who died February 1, 2024, late resident of Salem Township, Wayne County, PA to Pamela J. Baldo. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to the Administratrix, c/o Howell Moran PLLC, 109 Ninth Street, Honesdale, PA 18431.

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

2/6/2026 • 2/13/2026 • 2/20/2026

ESTATE NOTICE

Nina B. Schulder a/k/a Nina Schulder, Deceased. Late of Honesdale Borough, Wayne County, PA. D.O.D. 12/9/25. Letters Testamentary on the above

Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Dan Aaron Schulder, Executor, c/o David M. Brown, Esq., 1650 Market St., Ste. 2800, Phila., PA 19103. Atty.: David M. Brown, Cozen O'Connor, 1650 Market St., Ste. 2800, Phila., PA 19103.

2/6/2026 • 2/13/2026 • 2/20/2026

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 MARCH 4, 2026

By virtue of a writ of Execution instituted by: Wintrust Mortgage, a Division of Barrington Bank & Trust Co., N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN tract or parcel of land, situated in Lake Township, County of Wayne, Commonwealth of Pennsylvania,

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

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

SUBJECT to the same exceptions, conditions, reservations, restrictions, covenants, easements and rights-of-way as are contained in the prior deeds forming the chain of title.

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

PROPERTY ID: 12-0-0025-0090

TITLE TO SAID PREMISES IS VESTED IN THOMAS BRENKUS BY DEED FROM CHRISTOPHER GERMANO

AND MARGARET GERMANO, HER HUSBAND, DATED SEPTEMBER 5, 2018 RECORDED SEPTMEBER 12, 2018 IN BOOK NO. 5370, AT PAGE 37

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

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

December 11, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Danielle R. Dreier Esq.

2/6/2026 • 2/13/2026 • 2/20/2026

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

By virtue of a writ of Execution instituted by: Equity Prime Mortgage LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Damascus, County of Wayne, Commonwealth of Pennsylvania, and bounded and described as follows:

FIRST PARCEL:

BEGINNING at a stake and stones corner; thence along line of land of Marshall Keesler and N. Conklin, South 18 chains and 84 links to a stake and stones corner the same being also corner of lands late of Oliver Prosser; thence West 23 chains and 95 links to a stake and stones corner; thence North 19 chains and 15 links to a stake and stones corner and thence along line of land of Marshall Keesler, South 89° East, 23 chains and 97 links to the place of BEGINNING.

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

SECOND PARCEL:

BEGINNING at the Southeast

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

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

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

BEGINNING in the Southeastern corner of a parcel of land this day conveyed by Kenneth Deighton and Mildred Deighton, his wife, to Joseph Csejka, single, Harold Nash and Frieda Nash, his wife, as joint tenants, being also in the center of Township Road No. 553; thence along the center of the said Township Road No. 553, the following seven (7) courses and distances: North 66° 35' West, 220 feet; thence North 73° West, 100 feet; thence North 79° West, 120 feet; thence North 80° West, 200 feet; thence North 74° 55' West, 200 feet; thence North 70° 23' West, 100 feet; thence North 67° 25' West, 100 feet to corner in line

of lands now or formerly of Godfrey Hadbafnick; thence North 5° 35' East, 810 feet; thence North 83° 15' West, 370 feet; thence North 10° 39' East, 1,283 feet to the line of lands now or formerly of Donald Kramer, et ux, thence South 84° 5' East, 1,300 feet to a corner in a line of land now or formerly of Ainsley Keesler; thence along the said Keesler, South 5° 25' West, 690 feet to a corner; thence South 85° 30' West, 13 feet to a corner in line of lands now or formerly of George Kuehnel in the center of a dirt road; thence along the center of the said dirt road the following four (4) courses and distances: South 5° 25' West, 567 feet; thence South 6° 5' West, 300 feet; thence South 5° 35' West, 616 feet; thence South 43° East, 96 feet to the place of BEGINNING.

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

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

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

25' West, 700 feet to a corner; thence North 5° 35' East, 104 feet to the place of BEGINNING.

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

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

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

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

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

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

January 8, 2026
Sheriff Christopher Rosler

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

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

**WILL FORFEIT DOWN
PAYMENT.**

Gregory Javardian, Esq.

2/6/2026 • 2/13/2026 • 2/20/2026

**SHERIFF'S SALE
MARCH 11, 2026**

By virtue of a writ of Execution instituted by: Freedom Mortage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

FIRST: Lot numbered seventy-seven (77) in Division 5, Hawley Wood Development, No. 2, having fifty (50) feet frontage on Second Road; one hundred (100) feet on Lot No. 78; fifty (50) feet on Lot No. 86 and one hundred (100) feet on Lot No. 76.

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

Road; and on the West by Lot No. 77 in sad Division No. 5; and Being Lot No. 76 in Division 5 of Hawleywood Development No. 2.

UNDER AND SUBJECT to Conditions and Restrictions of Record.

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

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

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

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

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

December 12, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days

thereafter. No further notice of filing of the schedule of distribution need be given.

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

Jared M Greenberg Esq.

2/13/2026 • 2/20/2026 • 2/27/2026

**SHERIFF'S SALE
MARCH 18, 2026**

By virtue of a writ of Execution instituted by: Planet Home Lending LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN plot, piece or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1707, Section 15, of The Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat

Book, 5, pages 57 and 58; February 8, 1971 in Play Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96 through 104, as amended and supplemented.

BEING the same premises conveyed to Colin J. Effenberger, by deed from Patrick G. Haines and Kimberly A. Haines, husband and wife, dated September 20, 2022, recorded September 27, 2022 in the Wayne County Clerk's/Register's Office in Deed Book 6211, Page 339.

TAX MAP NO.:22-0-0024-0053.-

ADDRESS KNOWN AS: 25
Windemere Court aka 1707
Windemere Court, Lake Ariel, PA
18436

Seized and taken in execution as property of:
Colin J Effenberger 25 Windemere Court a/k/a 1707 Windemere Court LAKE ARIEL PA 18436

Execution No. 577-Civil-2023
Amount Due: \$194,930.32 Plus
additonal costs

December 26, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:
That all claims to the property will be filed with the sheriff before the

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

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

Jill M. Fein Esq.

2/20/2026 • 2/27/2026 • 3/6/2026

SHERIFF'S SALE MARCH 18, 2026

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN PIECES
OR PARCELS OF LAND BEING,
LYING AND SITUATE IN THE
TOWNSHIP OF BERLIN,
COUNTY OF WAYNE, AND
COMMONWEALTH OF
PENNSYLVANIA, BOUNDED
AND DESCRIBED AS FOLLOWS:

PARCEL ONE: BEGINNING AT A POINT IN THE CENTER OF STATE HIGHWAY LEGISLATIVE ROUTE 63026 IN THE SOUTHERLY LINE OF LANDS OF WALTER ROESING; THENCE ALONG SAID LINE OF ROESING, SOUTH 88 DEGREES 15 MINUTES EAST 372.7 FEET TO AN IRON PIN CORNER IN A STONE WALL IN THE WESTERLY LINE OF LOT 1C AS SHOWN ON A MAP OF SUBDIVISION OF GERALD L. SLATER; THENCE ALONG SAID WESTERLY LINE OF LOT 1C, SOUTH 01 DEGREE 36 MINUTES WEST 302 FEET, MORE OR LESS, TO AN IRON PIN CORNER IN THE NORTHERLY LINE OF LOT 1C; THENCE ALONG SAID LINE, NORTH 86 DEGREES 47 MINUTES WEST 270 FEET TO A POINT IN THE CENTER OF SAID LEGISLATIVE ROUTE 63026; THENCE ALONG CENTER OF SAID ROAD, NORTH 19 DEGREES 03 MINUTES WEST 50.6 FEET TO A POINT AND NORTH 17 DEGREES 12 MINUTES WEST 263.4 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2.2 ACRES OF LAND, BE THE SAME MORE OR LESS. BEING ALL OF LOT 1D AS SHOWN ON MAP OF SUBDIVISION OF GERALD L. SLATER, REVISED SEPTEMBER 27, 1975, AS SURVEYED BY JOHN A. BODNAR, REGISTERED SURVEYOR.

UNDER AND SUBJECT TO A UTILITY RIGHT OF WAY GRANTED BY FORMER GRANTOR TO THE

PENNSYLVANIA POWER AND LIGHT COMPANY AND BIG EDDY TELEPHONE COMPANY.

THE ABOVE DESCRIBED PREMISES ARE DESIGNATED AS PARCEL NUMBER 01-0-0006-0001 ON THE TAX MAPS OF BERLIN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA.

PARCEL TWO: BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY LEGISLATIVE ROUTE 63026, SAID POINT BEING A COMMON CORNER BETWEEN LOTS 1D AND 1C; THENCE ALONG CENTER OF SAID ROAD, SOUTH 19 DEGREES 03 MINUTES EAST 199.40 FEET TO A POINT; THENCE ALONG THE NORTH SIDE OF A 50 FOOT WIDE PRIVATE DRIVE, NORTH 88 DEGREES 57 MINUTES EAST 312 FEET TO A POINT, THENCE CONTINUING ALONG THE NORTH SIDE OF SAID DRIVE, NORTH 84 DEGREES 47 MINUTES EAST 128.20 FEET TO AN IRON PIN CORNER, SAID CORNER BEING A COMMON CORNER BETWEEN LOTS 1B AND 1C OF THE AFORESAID DEVELOPMENT; THENCE ALONG THE COMMON LINE BETWEEN LOTS 1B AND 1C, NORTH 01 DEGREE 29 MINUTES EAST 406.20 FEET TO AN IRON PIN CORNER; THENCE ALONG LINE OF WALTER ROESING, NORTH 88 DEGREES 15 MINUTES WEST 229.30 FEET TO A POINT, SAID POINT BEING A COMMON POINT OF LOTS 1C AND 1D; THENCE ALONG THE

COMMON LINE BETWEEN LOTS 1C AND 1D, SOUTH 01 DEGREE 36 MINUTES WEST 302 FEET TO AN IRON PIN; THENCE WESTERLY ALONG THE COMMON LINE OF LOTS 1D AND 1C, NORTH 56 DEGREES 47 MINUTES WEST 270.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.5 ACRES OF LAND, BE THE SAME MORE OR LESS. BEING ALL OF LOT 1C AS SHOWN ON MAP OF SUBDIVISION OF GERALD L. SLATER, REVISED SEPTEMBER 27, 1975, AS SURVEYED BY JOHN A. BODNAR, REGISTERED SURVEYOR.

UNDER AND SUBJECT TO A UTILITY RIGHT OF WAY TO PENNSYLVANIA POWER AND LIGHT COMPANY AND BIG EDDY TELEPHONECOMPANY.

THE ABOVE DESCRIBED PREMISES ARE DESIGNATED AS PARCEL NUMBER 01-0-0006-0002 ON THE TAX MAPS OF BERLIN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA. THE AFOREMENTIONED LOTS ARE DEPICTED IN WAYNE COUNTY MAP BOOK 31, AT PAGE 86.

BEING THE SAME WHICH GARY PITTENGER BY DEED DATED DECEMBER 4, 2015 IN THE COUNTY OF WAYNE, STATE OF PENNSYLVANIA IN 201500007648 CONVEYED UNTO ANDREW J. TIERNAN AND AMANDA TIERNAN, HUSBAND AND WIFE.

Parcel Number: 01-0-0006-0001 & 01-0-0006-0002

Property Address: 602 Perkins Pond Rd, Beach Lake, PA 18405

Seized and taken in execution as property of:
Amanda Tiernan 602 Perkins Pond Rd BEACH LAKE PA 18405
Andrew J Tiernan 602 Perkins Pond Rd BEACH LAKE PA 18405

Execution No. 609-Civil-2025
Amount Due: \$236,299.70
Plus additonal costs

January 14, 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.

Steven P. Kelly Esq.

2/20/2026 • 2/27/2026 • 3/6/2026

CIVIL ACTIONS FILED

FROM JANUARY 31, 2026 TO FEBRUARY 6, 2026
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2011-21697	HULSEBERG JESSICA ANN	2/04/2026 1:48	SATISFACTION	—
2013-20466	MCCORMICK TERRY	2/06/2026 11:18	SATISFACTION	—
2021-20537	SPANGENBREG EVAN VALENTINE	2/04/2026 1:48	SATISFACTION	—
2024-00680	GAWORSKI STEVEN	P 2/02/2026 12:31	JUDGMENT NON PROS	—
2025-00059	BULGER JENNIFER L	2/04/2026 3:55	VERDICT / JUDGMENT	3,929.45
2025-00193	HALL LOBUONO LAURA	2/04/2026 3:55	JDGMT BY COURT ORDER	5,393.45
2025-00193	LOBUONO LAURA HALL	2/04/2026 3:55	JDGMT BY COURT ORDER	5,393.45
2025-00371	REX BRYAN	2/02/2026 1:07	DEFAULT JUDGMENT	4,399.86
2025-00386	MCLoughlin KELSEY	2/02/2026 12:58	DEFAULT JUDGMENT	4,894.28
2025-00413	RIEMAN AMY	2/05/2026 12:59	DEFAULT JUDGMENT	2,501.00
2025-00464	MALDARELLI GARY R	2/04/2026 11:03	DEFAULT JUDGMENT	—
2025-00525	MARMOL JYN R	2/02/2026 1:21	DEFAULT JUDGMENT	1,395.74
2025-00649	GUIDICE STEPHEN	2/02/2026 1:44	WRIT OF EXECUTION	117,200.87
2025-00660	MARMOL JYN R	2/06/2026 12:16	DEFAULT JUDGMENT	4,445.71
2025-00666	TRUMBO ROBERT	2/06/2026 12:01	DEFAULT JUDGMENT	3,365.59
2025-20093	ONEAL DIANE L	2/04/2026 1:48	SATISFACTION	—
2025-20702	WAYNE ENTERPRISES	2/05/2026 12:22	WRIT OF EXECUTION	5,179.48
2025-20702	HONESDALE NATIONAL BANK GARNISHEE	2/05/2026 12:22	GARNISHEE/WRIT EXEC	5,179.48
2025-20784	SMITH STEVEN TYRONE	2/04/2026 1:47	SATISFACTION	—
2026-00064	DAILEY TIMOTHY G DBA	2/04/2026 9:53	CONFESION OF JDGMT	10,541.51
2026-00064	DAILEY FIREWOOD	2/04/2026 9:53	CONFESION OF JDGMT	10,541.51
2026-00064	DAILEY BOBBIE LEE	2/04/2026 9:53	CONFESION OF JDGMT	10,541.51
2026-00073	ANIMALSCAN LLC	2/06/2026 12:54	CONFESION OF JDGMT	1,192,893.16
2026-00074	ANIMALSCAN LEASING PARTNERS LLC	2/06/2026 1:50	CONFESION OF JDGMT	1,192,893.16
2026-00074	ANIMALS CAN PET IMAGING LLC	2/06/2026 1:50	CONFESION OF JDGMT	1,192,893.16
2026-00074	NORTH CAROLINA PET IMAGING LLC	2/06/2026 1:50	CONFESION OF JDGMT	1,192,893.16
2026-00074	SAN FRANCISCO PET IMAGING LLC	2/06/2026 1:50	CONFESION OF JDGMT	1,192,893.16
2026-00074	DISTRICT PET IMAGING LLC	2/06/2026 1:50	CONFESION OF JDGMT	1,192,893.16
2026-00074	DEFRANCESCO MICHAEL J	2/06/2026 1:50	CONFESION OF JDGMT	1,192,893.16
2026-20040	ARMSTRONG AUSTIN	2/02/2026 12:52	JP TRANSCRIPT	9,241.24
2026-20041	VALLON RHODELY TRIMBLE	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20041	TRIMBLE RHODLEY VALLON	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20041	VALLON KEESHA TRIMBLE	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20041	TRIMBLE KEESHA VALLON	2/02/2026 2:41	MUNICIPAL LIEN	1,187.26
2026-20042	LICATA MICHAEL	2/02/2026 2:42	MUNICIPAL LIEN	1,154.58
2026-20043	CLARK GREG	2/02/2026 2:42	MUNICIPAL LIEN	1,091.85
2026-20043	CLARK CARA	2/02/2026 2:42	MUNICIPAL LIEN	1,091.85
2026-20044	PREYOR JAZMIN	2/02/2026 2:42	MUNICIPAL LIEN	1,053.31
2026-20045	HAMLIN PATRICIA A	2/02/2026 2:42	MUNICIPAL LIEN	972.53
2026-20045	HAMLIN ROBERT E	2/02/2026 2:42	MUNICIPAL LIEN	972.53

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

★ LEGAL JOURNAL OF WAYNE COUNTY ★

2026-20046	CATROPA JOSEPH FRANCIS JR	2/02/2026 2:43 MUNICIPAL LIEN	1,360.08
	DEC'D		
2026-20047	KOPELSON JON A	2/02/2026 4:01 MUNICIPAL LIEN	7,613.45
2026-20048	GUMMER DOLORES	2/02/2026 4:01 MUNICIPAL LIEN	2,955.48
	DECEASED		
2026-20049	BOWER DEBRA	2/02/2026 4:02 MUNICIPAL LIEN	1,873.24
2026-20049	BOWER KENNETH	2/02/2026 4:02 MUNICIPAL LIEN	1,873.24
2026-20050	KLINE ERIC	2/02/2026 4:02 MUNICIPAL LIEN	1,707.59
2026-20050	KLINE AMY	2/02/2026 4:02 MUNICIPAL LIEN	1,707.59
2026-20051	GAUTHIER MARIE EMMANUALLE	2/02/2026 4:02 MUNICIPAL LIEN	1,645.95
2026-20052	FITZPATRICK STEVEN	2/02/2026 4:02 MUNICIPAL LIEN	1,445.53
2026-20052	POWERS LINDA	2/02/2026 4:02 MUNICIPAL LIEN	1,445.53
2026-20053	SANCHEZ ANTHONY	2/03/2026 10:56 MUNICIPAL LIEN	1,420.33
2026-20054	BUTTS GERALD WILLIS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20054	WILLIS GERALD BUTTS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20054	BUTTS NICOLE WILLIS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20054	WILLIS NICOLE BUTTS	2/03/2026 10:56 MUNICIPAL LIEN	1,364.52
2026-20055	US BANK TRUST NATIONAL	2/03/2026 10:57 MUNICIPAL LIEN	1,293.69
	ASSOCIATION		
2026-20056	CHAMBERS ROBERT	2/03/2026 10:57 MUNICIPAL LIEN	1,283.92
2026-20057	BOURKE LAURA	2/03/2026 10:57 MUNICIPAL LIEN	1,234.34
2026-20058	MILTENBERG MICHAEL	2/03/2026 10:58 MUNICIPAL LIEN	1,294.51
2026-20059	ALECKNA MICHAEL	2/03/2026 12:04 MUNICIPAL LIEN	3,645.66
2026-20059	MICHEL MICHAEL	2/03/2026 12:04 MUNICIPAL LIEN	3,645.66
2026-20060	HUNDEMER BRETT	2/03/2026 12:05 MUNICIPAL LIEN	5,161.64
2026-20061	MURPHY NEIL	2/03/2026 12:05 MUNICIPAL LIEN	3,912.61
2026-20062	MAZZARIELLO JOSEPH J JR	2/03/2026 12:05 MUNICIPAL LIEN	3,779.13
2026-20062	MAZZARIELLO CHRISTINE K	2/03/2026 12:05 MUNICIPAL LIEN	3,779.13
2026-20063	LORENZO MIRTHA	2/03/2026 12:05 MUNICIPAL LIEN	3,759.48
2026-20064	BLACK MELVINA	2/03/2026 12:06 MUNICIPAL LIEN	6,350.69
2026-20065	ROBINSON DENISE	2/03/2026 12:27 MUNICIPAL LIEN	8,440.00
2026-20066	WENHAM NATALIE	2/03/2026 12:27 MUNICIPAL LIEN	8,230.94
2026-20067	DELEON ESTEFANIA	2/04/2026 12:50 JP TRANSCRIPT	5,773.72
2026-20067	DE LEON ESTEFANIA	2/04/2026 12:50 JP TRANSCRIPT	5,773.72
2026-20068	HARVEY JENNIFER	2/05/2026 12:58 MUNICIPAL LIEN	1,373.66
2026-20069	PALERMO THOMAS B	2/05/2026 1:12 MUNICIPAL LIEN	3,148.56
2026-20070	A TO Z HOME MAINTENANCE INC	2/06/2026 11:46 TAX LIEN	1,301.73
2026-20071	GOODWIN TRANSPORTATION SVC LLC	2/06/2026 11:46 TAX LIEN	1,022.63
	TRADING AS		
2026-20071	GOODWIN KEVIN	2/06/2026 11:46 TAX LIEN	1,022.63
2026-40003	DEMOCHKO STANISLAV OWNER	P 2/02/2026 12:19 WAIVER OF LIENS	—
2026-40003	DEMO WORLDWIDE HOLDINGS LLC	P 2/02/2026 12:19 WAIVER OF LIENS	—
	ON BEHALF OF OWNER		
2026-40003	DOVIRA HOLDINGS LLC	2/02/2026 12:19 WAIVER OF LIENS	—
	CONTRACTOR		

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00056	LVNV FUNDING LLC	PLAINTIFF	2/02/2026	—
2026-00056	GILPIN TOMMI	DEFENDANT	2/02/2026	—

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00064	WAYNE BANK	PLAINTIFF	2/04/2026	—
2026-00064	DAILEY TIMOTHY G DBA	DEFENDANT	2/04/2026	—
2026-00064	DAILEY FIREWOOD	DEFENDANT	2/04/2026	—
2026-00064	DAILEY BOBBIE LEE	DEFENDANT	2/04/2026	—
2026-00073	THE DIME BANK	PLAINTIFF	2/06/2026	—
2026-00073	ANIMALS CAN LLC	DEFENDANT	2/06/2026	—
2026-00074	THE DIME BANK	PLAINTIFF	2/06/2026	—
2026-00074	ANIMALS CAN LEASING PARTNERS LLC	DEFENDANT	2/06/2026	—
2026-00074	ANIMALSCAN PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	NORTH CAROLINA PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	SAN FRANCISCO PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	DISTRICT PET IMAGING LLC	DEFENDANT	2/06/2026	—
2026-00074	DEFRANCESCO MICHAEL J	DEFENDANT	2/06/2026	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00060	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	2/03/2026	—
2026-00060	FINK ALEX	DEFENDANT	2/03/2026	—
2026-00061	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	2/03/2026	—
2026-00061	MCADAMS CHRISTINE	DEFENDANT	2/03/2026	—
2026-00066	CAPITAL ONE NA SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	2/04/2026	—
2026-00066	SCHWARTZ SARI F	DEFENDANT	2/04/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00051	FIRST PORTFOLIO VENTURES II LLC	PLAINTIFF	2/02/2026	—
2026-00051	PAVLICEK JOHN	DEFENDANT	2/02/2026	—
2026-00052	LVNV FUNDING LLC	PLAINTIFF	2/02/2026	—
2026-00052	SAMUDIO LUIS	DEFENDANT	2/02/2026	—
2026-00054	VELOCITY INVESTMENTS LLC	PLAINTIFF	2/02/2026	—
2026-00054	KELLY KRISTINE	DEFENDANT	2/02/2026	—
2026-00068	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	2/04/2026	—
2026-00068	DOWNEY MEGAN	DEFENDANT	2/04/2026	—
2026-00069	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	2/04/2026	—
2026-00069	ZAWOYSKY JOSEPH	DEFENDANT	2/04/2026	—
2026-00070	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	2/04/2026	—
2026-00070	BAKER JOSEPH J	DEFENDANT	2/04/2026	—
2026-00072	CAPITAL ONE N A SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	2/05/2026	—
2026-00072	ARSENICOS CRAIG	DEFENDANT	2/05/2026	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00059	WAYNE BANK	PLAINTIFF	2/03/2026	—
2026-00059	MLETTI PAUL	DEFENDANT	2/03/2026	—
2026-00059	FRETTA JOSEPH	DEFENDANT	2/03/2026	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00057	DECESARE JOHN DECEASED ESTATE OF	PETITIONER	2/02/2026	—
2026-00057	WAYNE COUNTY TAX CLAIM BUREAU	RESPONDENT	2/02/2026	—
2026-00058	FLEETWOOD 1997 MOBILE HOME VIN #VAFLT19A45426WG1	PETITIONER	2/02/2026	—
2026-00058	HULSEN JENNIFER	PETITIONER	2/02/2026	—
2026-00058	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/02/2026	—
2026-00062	2005 NISSAN SDN VIN #IN4AL11D55C156663	PETITIONER	2/03/2026	—
2026-00062	DONEGAN DENNIS	PETITIONER	2/03/2026	—
2026-00062	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/03/2026	—
2026-00063	2020 NISSAN KICKS VIN #3NCP5BV8LL525767	PETITIONER	2/03/2026	—
2026-00063	DONEGAN DENNIS	PETITIONER	2/03/2026	—
2026-00063	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/03/2026	—
2026-00067	JAYCO AND JAY FEATHER TRAVEL TRAILER VIN#UJBQBM9IJ40118	PETITIONER	2/04/2026	—
2026-00067	AGOLIA MICHAEL	PETITIONER	2/04/2026	—
2026-00067	MEUNIER SARA	PETITIONER	2/04/2026	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00053	U S BANK NATIONAL ASSOCIATION	PLAINTIFF	2/02/2026	—
2026-00053	SALERNO GARY	DEFENDANT	2/02/2026	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00055	VELANDIA SAARAH	PLAINTIFF	2/02/2026	—
2026-00055	KHEDR RONNIE	DEFENDANT	2/02/2026	—
2026-00071	YEDINAKIROBERT	PLAINTIFF	2/05/2026	—
2026-00071	YEDINAK CODY	DEFENDANT	2/05/2026	—
2026-00071	YEDINAK JOHN JR	DEFENDANT	2/05/2026	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00065	CROSBY RYAN	PLAINTIFF	2/04/2026	—
2026-00065	CROSBY SAMANTHA	PLAINTIFF	2/04/2026	—
2026-00065	WRANGEN MARGARET KATHLEEN THE ESTATE OF	DEFENDANT	2/04/2026	—
2026-00065	WRANGEN WARD ADMINISTRATOR	DEFENDANT	2/04/2026	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 26, 2026 TO JANUARY 30, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 138,500.00	Consideration: \$138,500.00
Mortgagor: GARBOLINOWHITE, GAYLE AKA 2 - WHITE, GAYLE GARBOLINO AKA 3 - GARBOLINO, GAYLE S AKA 4 - WHITE, DAVID T 5 - GARBOLINO, MARIE A	Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality WAYMART BOROUGH
Information: 105,000.00	Consideration: \$105,000.00
Mortgagor: HAWLEY, OWEN B	Mortgagee: DIRLAM, ROGER L
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEBANON TOWNSHIP
Information: 125,000.00	Consideration: \$125,000.00
Mortgagor: LANGE, ELEANOR V	Mortgagee: MLB RESIDENTIAL LENDING 2 - M L B RESIDENTIAL LENDING 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PRESTON TOWNSHIP
Information: 160,000.00	Consideration: \$160,000.00
Mortgagor: BARSH, KELLI 2 - LATEER, KELLI S 3 - BARSH, ROBERT	Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CHERRY RIDGE TOWNSHIP
Information: 298,400.00	Consideration: \$298,400.00
Mortgagor: KILLE, JAMES 2 - KILLE, SHIRLEY	Mortgagee: CLEARPATH LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: 100,000.00	Consideration: \$100,000.00
Mortgagor: MEDE, MICHAEL W 2 - MEDE, KIMBERLY A	Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 862,343.00	Consideration: \$862,343.00
Mortgagor: WILSON, MICHAEL R 2 - ZENTZ, AMY C	Mortgagee: LEBANON FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: 140,707.00	Consideration: \$140,707.00
Mortgagor: COLE, JACQUELINE M 2 - DICKISON, MARK	Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality WAYMART BOROUGH

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

Information: 75,000.00 Mortgagor: YANNONE, ANTHONY JOHN 2 - YANNONE, CHRISTINE MARIE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 235,000.00 Mortgagor: AUSTIN, RYAN JERMAINE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$235,000.00 Mortgagee: MAGNOLIA BANK INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 6,024.65 Mortgagor: LENNON, JEANINE M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$6,024.65 Mortgagee: BARNA, NICHOLAS A Municipality SALEM TOWNSHIP
Information: 800,000.00 Mortgagor: WEIGELT, CHAD 2 - WEIGELT, AMBER Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$800,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 279,000.00 Mortgagor: CARNEY, LOGAN MATTHEW 2 - SLOANE, ERIN ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$279,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PAUPACK TOWNSHIP
Information: 207,900.00 Mortgagor: GENNA, FRANK II Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$207,900.00 Mortgagee: HOMETOWN EQUITY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 85,000.00 Mortgagor: GOODFIELD, MARK A 2 - GOODFIELD, DIANA M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$85,000.00 Mortgagee: PENTAGON FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 500,000.00 Mortgagor: BURKE, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$500,000.00 Mortgagee: PNC BANK 2 - PNC BANK Municipality PAUPACK TOWNSHIP
Information: 100,000.00 Mortgagor: WERNER, KEEGAN 2 - WERNER, GABRIELLE 3 - PRANZO, THOMAS 4 - PRANZO, DENISE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DYBERRY TOWNSHIP

DEEDS

Information: Grantor: FLORANCE, JOANN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$115,000.00 Grantee: HAWLEY, OWEN B Municipality LEBANON TOWNSHIP
Information: LOT 42 Grantor: JORDAN, PATRICIA MARIE 2 - BARUCKY, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$136,500.00 Grantee: COLE, JACQUELINE M 2 - DICKISON, MARK Municipality WAYMART BOROUGH

Information: Grantor: KEEN, LOIS K EST AKA 2 - KEEN, LOIS EST AKA 3 - LOMBARDI, ELIZABETH EXR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$250,000.00 Grantee: CAVCO HOLDINGS Municipality CANAAN TOWNSHIP
Information: Grantor: PROPST, JANICE P EST 2 - PROPST, ALLAINA KATHERN EXR 3 - PROPST, ALLAINA KATHERN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: PROPST, ALLAINA KATHERN Municipality BERLIN TOWNSHIP
Information: Grantor: GAVIN, COLLEEN 2 - GAVINAUSTIN, COLLEEN 3 - AUSTIN, COLLEEN GAVIN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$10.00 Grantee: AUSTIN, RYAN JERMAINE Municipality LEHIGH TOWNSHIP
Information: LOT 737 Grantor: DERJAVINA, TATIANA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: TATIANA DERJAVINA TRUST 2 - DERJAVINA, TATIANA TR Municipality SALEM TOWNSHIP
Information: Grantor: SAINT MARYS ROMAN CATHOLIC PARISH OF WAYMART Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION Municipality WAYMART BOROUGH
Information: Grantor: DIBELLO, GASTON V EST 2 - DIBELLO, THOMAS G ADM Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Consideration: \$1.00 Grantee: DIBELLO, MARK G 2 - DIBELLO, LIA A 3 - MARIOLIS, TARA M 4 - BELL, RINA T 5 - DIBELLO, PAUL R 6 - DIBELLO, THOMAS G Municipality DAMASCUS TOWNSHIP BERLIN TOWNSHIP
Information: Grantor: DIBELLO, GASTON V EST 2 - DIBELLO, THOMAS G ADM Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Consideration: \$1.00 Grantee: DIBELLO, MARK G 2 - DIBELLO, LIA A 3 - MARIOLIS, TARA M 4 - BELL, RINA T 5 - DIBELLO, PAUL R 6 - DIBELLO, THOMAS G Municipality DAMASCUS TOWNSHIP BERLIN TOWNSHIP
Information: Grantor: BAGNICK, ANTHONY J EST AKA 2 - BAGNICK, ANTHONY III EST AKA 3 - BAGNICK, ANTHONY J III EST AKA 4 - YOUSHOCK, WALTER EXR AKA 5 - YOUSHOCK, WALTER A EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: BAGNICK, JOSEPH F Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 2B Grantor: REA, DONALD J 2 - REA, JANET L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: REA, JANET L Municipality DAMASCUS TOWNSHIP

Information: Grantor: MONK, KRISTEN	Consideration: \$299,000.00 Grantee: CARNEY, LOGAN MATTHEW 2 - SLOANE, ERIN ELIZABETH
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: PARCEL 12 Grantor: FOWLER, JEFFREY D 2 - FOWLER, KAREN M	Consideration: \$65,000.00 Grantee: MAGGEO, TRACI 2 - MAGGEO, CHRISTOPHER
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: DORFLINGERSUYDAM WILDLIFE SANCTUARY INC 2 - DORFLINGER SUYDAM WILDLIFE SANCTUARY INC	Consideration: \$85,000.00 Grantee: JOHN A BENNETT PRESERVATION FOUNDATION
Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Municipality PALMYRA TOWNSHIP TEXAS TOWNSHIP 3
Information: Grantor: CAMPOS, SILVANA DUMONT	Consideration: \$4,000.00 Grantee: NUNEZ, HOLGER PATRICIO CARVAJAL 2 - CHAMBA, YANE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 438 Grantor: WHITE, MAUREEN 2 - WHITE, JOSHUA	Consideration: \$10,00 Grantee: WALLENPAUPACK LAKE CHALET LLC 2 - WALLENPAUPACK LAKE CHALET L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 1990 Grantor: NEWREZ LLC 2 - NEWREZ L L C 3 - SHELLPOINT MORTGAGE SERVICING	Consideration: \$1.00 Grantee: FEDERAL NATIONAL MORTGAGE ASSOCIAITON
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 2956 Grantor: GENNA, FRANK AKA 2 - GENNA, FRANK II AKA	Consideration: \$1.00 Grantee: GENNA, FRANK II
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT A Grantor: HOFSTETTER, PATRICK	Consideration: \$1.00 Grantee: HOFSTETTER, PATRICK 2 - HOFSTETTER, VALERIE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: WEIBEL, LINDA AKA 2 - WIEBEL, LINDA AKA	Consideration: \$6,000.00 Grantee: RUTLEDGE, LEROY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PRESTON TOWNSHIP
Information: Grantor: BEFUMO, JOSEPH BY SHERIFF 2 - BEFUMO, PAULA J BY SHERIFF	Consideration: \$103,000.00 Grantee: L HOLL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 50 Grantor: MANGIRO, HARRY 2 - MANGIRO, MARIA 3 - CILIBRASI, ANTHONY 4 - CILIBRASI, MICHELLE	Consideration: \$22,500.00 Grantee: WOROBAY, ANN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP

Information: Grantor: GRASSO, VICKY	Consideration: \$35,000.00 Grantee: STOKER, BRANDON 2 - STOKER, KAITLYN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: Grantor: SCHWEAR, GERALD EST 2 - VARGA, LORI S EXR 3 - SCHWEAR, TRACY EXR 4 - SCHWEAR, LORI S EXR	Consideration: \$97,500.00 Grantee: TUNISON, DAWN M
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SCOTT TOWNSHIP
Information: LOT 461 Grantor: ORDONEZ, FRANKLIN	Consideration: \$10,000.00 Grantee: ROUTE, JOSEPH 2 - ROUTE, RITA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 3073 Grantor: HILL, JERWANA	Consideration: \$7,000.00 Grantee: GULAS, GEZA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: GUSTIN, DARRYL A	Consideration: \$1,200,000.00 Grantee: GORDON, THOMAS T 2 - GORDON, ELLEN J
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: ROSSINI, RICHARD F 2 - ROSSINI, LAURA S	Consideration: \$270,000.00 Grantee: PRANZO, THOMAS 2 - PRANZO, DENISE 3 - WERNER, KEEGAN 4 - WERNER, GABRIELLE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: LOT 216 Grantor: REZNIK, VLADIMIR 2 - REZNIK, ALLA	Consideration: \$295,000.00 Grantee: EIGHT FOUR RIDGEWOOD CIRCLE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP

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