

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



November 28, 2025
Vol. 15, No. 40
Honesdale, PA



IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES	9
CIVIL ACTIONS FILED	13
MORTGAGES & DEEDS	16
COURT CALENDAR	27
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.



© 2025 Legal Journal of Wayne County

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

P: 570-251-1512

F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President

John Martin, Esq.

Vice-President

Jessica Ellis, Esq.

Secretary

John Martin II, Esq.

Treasurer

Ethan Wood, Esq.

Court Administrator

Nicole Hendrix, Esq.

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

All other notices will be billed at \$1.95 per line. Minimum insertion fees apply.

A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free
<i>Individual copies available for \$5 each Subscription Year: March–February</i>	
<i>Prorated subscriptions available</i>	

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, Chairman

James Shook
Jocelyn Cramer

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Wayne County LEGAL JOURNAL

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

2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

Estate Notices \$125
Three (3) time insertion

**Incorporation Notices, Fictitious
Name Registration, Name Change** \$75
One (1) time insertion

First and Final Accounting \$75
Two (2) time insertion

All other notices will be billed at \$1.95 per line.
Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
for the Notarized Proof of Publication.

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

The Wayne County Legal Journal
is published every Friday—52 issues per year.

The deadline for all advertising is 10 AM on
Monday for the Friday publication.

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly 13 Issues	Semi-Annual 26 Issues	Annual 52 Issues
Full Page	\$100	\$850	\$1,300	\$2,100
Half Page	\$75	\$525	\$795	\$1,265
Quarter Page	\$50	\$325	\$475	\$745
Eighth Page	\$35	\$195	\$275	\$435

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



Full Page:
4"W X 7"H

Half Page:
4"W X 3 1/2"H

Quarter Page:
2"W X 3 1/2"H
4"W X 1 3/4"H

Eighth Page:
2"W X 1 3/4"H

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 Barbara A. Edwards
AKA Barbara Anne Edwards AKA
Barbara B. Edwards AKA Barbara
Edwards
Late of Honesdale Borough
EXECUTOR
Patrick G. Edwards
304 Columbus Ave.
Hawley, PA 18428
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Administration have
been issued in the Estate of Gary
Kutcher, a/k/a Gary Alan Kutcher,
a/k/a Gary A. Kutcher who died on
October 1, 2023, late resident of
the Lebanon Township, Wayne
County, Pennsylvania, to Susan

Ellen Kutcher, Administratrix 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 Susan Ellen
Kutcher, Administratrix 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

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted to Gina Florio-Ely, a/k/a
Gina Lisa Florio-Ely, Executor of
the Estate of Robert Ely, deceased,
who died on October 5, 2025, late
of Lake Township, Pennsylvania.
All persons indebted to the estate
are required to make payment and
those having any claims or
demands are to present the same,
without delay, to the Executor,
Gina Florio-Ely, a/k/a Gina Lisa
Florio-Ely, c/o her attorney Carlo
A. LaMonica, Esquire, LaMonica
Law Firm LLC, 1252 Church
Street, Moscow, Pennsylvania
18444.

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

In the Estate of Richard Francis Kniss, a/k/a Richard F. Kniss of Lake Ariel, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Robert J. Fields, Esquire. 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

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

Estate of: Gertrude Watson
Late of Texas Township
EXECUTRIX
Michelle D. O'Connell
106 Bristol Drive
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been

granted in the estate of Peter Metz, late of Beach Lake, Wayne County, PA., Date of death October 8, 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 Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

Estate of James Kwiatek, late of Dreher Township, Wayne County, Pennsylvania, died on August 10, 2025. All persons having claims against the Estate shall present same to Co-Administrators, Theresa Bates and Christine Kwiatek c/o Donald W. Jensen, Esquire, 538 Biden Street, Suite 730, Scranton, Pennsylvania 18503.

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

Estate of Mary A. Chicosky
AKA Mary Alice Chicosky AKA Mary Chicosky
Late of Honesdale Borough
CO-EXECUTOR
Susan Griffis
P.O. Box 1016
Honesdale, PA 18431
CO-EXECUTOR
Stephen Chicosky, Jr.
P.O. Box 74
Lake Como, PA 18437

ATTORNEY

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

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Fred D. Light
AKA Fred Davis Light AKA Fred
Light
Late of Cherry Ridge Township
CO-EXECUTOR
Winfield S. Light
7010 Silver Fox Trail
Cumming, GA 30040
CO-EXECUTOR
Robert M. Light
8907 Long Needles Lane
Waxhaw, NC 28173
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Harold W. Baker
AKA Harold Baker
Late of Prompton Borough
EXECUTOR
Colleen J. Fila
176 Fords Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Testamentary have
been issued in the Estate of John
Joseph Batchter late of Honesdale,
Wayne County, P.A., Date of Death,
September 10, 2025, to Cheryl L.
Batchter, as Executrix of the Estate.
All persons indebted to the said
Estate are required to make
payments and those having claims
or demands are to present the same
without delay to Cheryl L. Batchter
Executrix, c/o the Estate Attorney,
Tammy Lee Clause as follows:

The Estate of John Joseph
Batchter c/o
Attorney, Tammy Lee Clause,
PO Box 241
Newfoundland, PA 18445
570-676-5212
attyclause@gmail.com
Attorney for the Estate of John
Joseph Batchter

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Anthony J. Bagnick
AKA Anthony J. Bagnick III AKA
Anthony Bagnick III
Late of South Canaan Township
EXECUTOR
Walter Youshock
322 Hill Street
Peckville, PA 18452
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/21/2025 • 11/28/2025 • 12/5/2025

ESTATE NOTICE

Estate of Stanley Philip O'Bieurka
AKA Stanley P. O'Bieurka AKA
Stanley O'Bieurka
Late of Lake Ariel

EXECUTOR

Patricia Zelna
358 The Hideout
Lake Ariel, PA 18436

ATTORNEY

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

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of Elizabeth
A. Gardner, late of Canaan
Township, Wayne County, PA.,
Date of death September 14, 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
Jessica M. Ellis, Esquire, 1018
Church Street, Honesdale, PA
18431.

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Stephen E. Leshner
AKA Steve E. Leshner
Late of Salem Township
EXECUTOR
Robert Batzel
1170 Lake Ariel Highway
Lake Ariel, PA 18436

ATTORNEY

Nicholas D. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Brian P. Rutledge
AKA Brian Rutledge
Late of Damascus Township
EXECUTOR

Sharon H. Rutledge
736 Callicoon Road
Damascus, PA 18415

ATTORNEY

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

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Fay M. Schrank
AKA Fay Mary Schrank AKA Fay
Schrank

Late of Berlin Township
EXECUTOR

Wanda Eisenhauer
77 Long Ridge Road
Hawley, PA 18428

ATTORNEY

Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Robert A. Giannella, Sr.
AKA Robert Anthony Giannella,
Sr. AKA Robert Giannella
Late of South Canaan Township

ADMINISTRATOR

Robert A. Giannella, Jr.
1012 Glen Oak Court
La Plata, MD 20646
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

ESTATE NOTICE

Estate of Sophia Burkhardt
Late of South Canaan Township
CO-EXECUTOR
John Lazorack
25 Deer Laurel Estate Rd.
Lake Ariel, PA 18436
CO-EXECUTOR
Cheryl E. Lazorack
25 Deer Laurel Estate Rd.
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

11/14/2025 • 11/21/2025 • 11/28/2025

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 15, 2025, for **Willowbrook Floral and Farm** with a principal place of business located at 149 Sheards Rd., Milanville, PA 18443 in Wayne County. The individuals

interested in this business are Tanya Dutton and Leah Salzameda, both also located at 149 Sheards Rd., Milanville, PA 18443. This is filed in compliance with 54 Pa.C.S. 311.

11/28/2025

**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
DECEMBER 10, 2025**

By virtue of a writ of Execution instituted by: Nationstar 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 10th day of December, 2025 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:

PARCEL I:

ALL THAT CERTAIN lot or tract of land situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, more particularly described as follows:

Lot No. 41, Section 2, Block 4, as shown on a certain plan entitled Woodledge Development, as recorded in the Office of the Recorder of Deeds of Wayne, County, Pennsylvania in Map Book

16, Page 59 which lot is the same as designated in the Declaration Planned Community recorded in Deed Book 272, Page 890 and any Amendments thereto, as the same may change from time to time.

TAX MAP NO. 18-0-0005-0028

PARCEL II:

ALL THAT CERTAIN lot or tract of land situate in the Township of Palmyra, County of Wayne and State of Pennsylvania, more particularly described as follows:

Lot No. 40, Block No. IV, as shown on a certain plan entitled Subdivision Plat of Woodledge Village, Section II, as recorded in the Office of the Recorder of Deeds of Wayne, County, Pennsylvania in Plat Book 16, Page 60 which lot is the same as designated in the Declaration Planned Community recorded in Deed Book 272, Page 890 and any Amendments thereto, as the same may change from time to time.

TAX MAP NO. 18-0-0005-0027

BEING KNOWN AS: 54
WILLOWS DRIVE, HAWLEY,
PA 18428

PROPERTY ID NUMBER (S):
18-0-0005-0028 & 18-0-0005-0027

BEING THE SAME PREMISES
WHICH CAROLINE
LODEWYKS, WIDOW BY DEED
DATED 3/24/2022 AND
RECORDED 4/6/2022 IN THE
OFFICE OF THE RECORDER OF
DEEDS IN DEED BOOK 6117 AT
PAGE 0297-0298, GRANTED

AND CONVEYED UNTO
CLINTON E. LAMFERS AND
AMBER BASSETT, JOINT
TENANTS WITH RIGHT OF
SURVIVORSHIP.

Seized and taken in execution as
property of:
Amber Bassett 54 Willows Drive
HAWLEY PA 18428
Clinton E Lamfers 54 Willows
Drive HAWLEY PA 18428

Execution No. 125-Civil-2025
Amount Due: \$210,218.24 Plus
additional costs

September 10, 2025
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

11/14/2025 • 11/21/2025 • 11/28/2025

SHERIFF'S SALE DECEMBER 10, 2025

By virtue of a writ of Execution instituted by: Deutsche Bank National Trust Co., as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2006-HE6, Mortgage Pass-Through Certificates, Series 2006-HE6 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 10th day of December, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land lying, situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, laid out and plotted as Parcel R2 upon a certain map entitled "Map Showing Remainder Parcel Sandy Shore George J. and Joan G. Canovan", by William F. Schoenagel, PLS, dated August 18, 2002 and intending to be simultaneously recorded herewith, and being more particularly bounded and described as follows:

BEGINNING at a set #4 rebar for a corner at the edge of a 33 feet wide right of way identified as S.R. 2002 - Lakeshore Drive, being the Southernmost corner of the within described parcel; thence along the common boundary of Parcels R1 and R2 on the above referenced map the following five (5) courses

and distances: (1) North 66 degree 58 minutes 37 seconds West, 60.24 feet to a set #4 rebar; (2) North 86 degrees 23 minutes 53 seconds West, 78.76 feet to a set #4 rebar; (3) North 05 degrees 03 minutes 22 seconds East, 111.15 feet to a set #4 rebar; (4) North 80 degrees 06 minutes 26 seconds West, 58.85 feet to a set #4 rebar; and (5) South 78 degrees 14 minutes 53 seconds West, 105.26 feet to a set #4 rebar for a corner at the edge of the said Lakeshore Drive; thence North 11 degrees 45 minutes 07 seconds West, 133.23 feet to a point; thence North 37 degrees 00 minutes 41 seconds West, 106.52 feet to a point at the edge of Highland Drive; thence North 53 degrees 00 minutes 11 seconds East, 48.66 feet to a point in the center of the said Lakeshore Drive; thence South 28 degrees 18 minutes 09 seconds East, 3.63 feet to a point; thence North 47 degrees 51 minutes 38 seconds East, 156.85 feet to a point for a corner in the center of Swan Creek (passing two found iron pipes along this course); thence along the said Swan Creek the following four (4) courses and distances: (1) South 34 degrees 31 minutes 01 seconds East, 15.14 feet to a point; (2) South 54 degrees 03 minutes 45 seconds East, 149.04 feet to a point; (3) South 24 degrees 40 minutes 02 seconds East, 119.55 feet to a point; and (4) South 33 degrees 57 minutes 00 seconds East) 168.65 feet to a point in the middle of the aforesaid Lakeshore Drive; thence through Lakeshore Drive South 23 degrees 01 minutes 23 seconds West, 137.26 feet to the point and place of BEGINNING.

Comprising within said boundaries
Parcel R-2 on the above referenced
map.

BEING KNOWN AS: 329
LAKESHORE DRIVE,
LAKEVILLE, PA 18438

PROPERTY ID NUMBER: TAX
MAP NO. 19-0-0010-0149

BEING THE SAME PREMISES
WHICH ESP INVESTMENTS,
LLC BY DEED DATED
12/13/2005 AND RECORDED
12/27/2005 IN THE OFFICE OF
THE RECORDER OF DEEDS IN
DEED INSTRUMENT NUMBER
200500015213 AT BOOK R-2945
PAGE 0099, GRANTED AND
CONVEYED UNTO PATRICK S.
JOHNSEN AND MARIE T.
JOHNSEN, HUSBAND AND
WIFE.

Seized and taken in execution as
property of:
Patrick S. Johnsen 538 Easton
Road RIEGELSVILLE PA 18077
Marie T. Johnsen 538 Easton Road
RIEGELSVILLE PA 18077

Execution No. 639-Civil-2024
Amount Due: \$914,986.30 Plus
additional costs

September 16, 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.**

Geraldine M. Linn

11/14/2025 • 11/21/2025 • 11/28/2025



CIVIL ACTIONS FILED

*FROM NOVEMBER 8, 2025 TO NOVEMBER 14, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2015-20975	GRIMALDI ROBERT C	11/10/2025 11:35	SATISFACTION	—
2017-20424	TURNER JOEL	11/12/2025 2:23	SATISFACTION	30,114.30
2017-20424	TURNER BETSY L	11/12/2025 2:23	SATISFACTION	30,114.30
2021-00180	MULLETTE JULIENNE	11/12/2025 9:20	STRICKEN/WRIT OF EX	—
2024-20051	RIVERA MELANIE ANN	11/14/2025 11:08	SATISFACTION	—
2024-20223	NET BANK	11/12/2025 12:21	GARNISHEE/DISC ATTCH	—
	GARNISHEE			
2024-20223	CITIZENS SAVINGS BANK	11/12/2025 12:21	GARNISHEE/DISC ATTCH	—
	GARNISHEE			
2024-20223	HONESDASLE NATIONAL BANK THE	11/12/2025 12:21	GARNISHEE/DISC ATTCH	—
	GARNISHEE			
2024-20223	WAYNE BANK	11/12/2025 12:21	GARNISHEE/DISC ATTCH	—
	GARNISHEE			
2024-20554	FRANKLIN ROBERT	11/14/2025 9:36	SATISFACTION	—
2025-00365	NOVAK THOMAS	11/12/2025 11:40	DEFAULT JUDGMENT	2,942.64
2025-00447	SINGH NATASHA	11/13/2025 11:31	DEFAULT JUDGMENT	1,905.74
2025-00450	SODON ALEXANDRIA	11/13/2025 10:36	DEFAULT JUDGMENT	1,028.89
2025-00451	KURTZ SHAWNA M	11/13/2025 10:49	DEFAULT JUDGMENT	1,246.88
2025-00454	WARDLOW JUSTIN	11/13/2025 11:27	DEFAULT JUDGMENT	2,438.95
2025-00457	DECKER JOSEPH C	11/13/2025 10:42	DEFAULT JUDGMENT	613.70
2025-00458	JANULIS ASHLEY	11/13/2025 11:21	DEFAULT JUDGMENT	1,268.38
2025-00595	DUGAN RICHARD	11/12/2025 11:56	DEFAULT JUDGMENT	1,052.87
2025-00597	BAMBACH ANDREW P	11/12/2025 12:18	VACATE JUDG/ CT ORD	—
2025-00597	BAMBACH JESSICA J	11/12/2025 12:18	VACATE JUDG/ CT ORD	—
2025-00597	MARKS MARIA C	11/12/2025 12:18	VACATE JUDG/ CT ORD	—
2025-00597	MARKS WILLIAM A	11/12/2025 12:18	VACATE JUDG/ CT ORD	—
2025-20018	ROCA JOSE A	11/10/2025 11:36	SATISFACTION	—
2025-20727	ROZENTSVAYG MIKHAIL	11/10/2025 12:32	SATISFACTION	2,129.25
2025-20777	CHAPUT HOLLY	11/10/2025 11:36	JUDGMENT	3,514.75
2025-20778	KOLAKOWSKI TOMASZ	11/10/2025 12:24	MUNICIPAL LIEN	705.31
2025-20779	KOLANJIAN ANTHONY	11/10/2025 3:11	FEDERAL TAX LIEN	16,027.96
2025-20780	BENSON JAMES	11/12/2025 2:22	FEDERAL TAX LIEN	19,040.75
2025-20780	BENSON HEATHER	11/12/2025 2:22	FEDERAL TAX LIEN	19,040.75
2025-20781	BENSON JAMES	11/12/2025 2:22	FEDERAL TAX LIEN	211,274.50
2025-20782	HASTINGS SCOTT T	11/12/2025 2:22	FEDERAL TAX LIEN	58,414.49
2025-20783	VANDEBUNTE ALECIA L	11/13/2025 10:56	JUDGMENT	12,160.69
2025-20783	VAN DE BUNTE ALECIA L	11/13/2025 10:56	JUDGMENT	12,160.69
2025-20784	SMITH STEVEN TYRONE	11/13/2025 10:56	JUDGMENT	1,559.84
2025-20785	LAWSON NORMAN JR	11/14/2025 9:47	MUNICIPAL LIEN	751.23
2025-20786	WOOD TONIANN	11/14/2025 9:58	MUNICIPAL LIEN	443.17

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

2025-20787	EGBERT TERESA		11/14/2025 10:09 MUNICIPAL LIEN	791.83
2025-20787	CARTER TONY		11/14/2025 10:09 MUNICIPAL LIEN	791.83
2025-20787	CARTER TERESA		11/14/2025 10:09 MUNICIPAL LIEN	791.83
2025-30330	ROUSSEAU ALEXIS	P	11/13/2025 11:27 NON PROS PA RCP 240	—
2025-30336	PHILLIPS LILLIAN	P	11/13/2025 9:31 NON PROS PA RCP 240	—
2025-40074	KEB CAPITAL LLC OWNER	P	11/12/2025 1:57 STIP VS LIENS	—
2025-40074	KOV DEVELOPMENT LLC CONTRACTOR		11/12/2025 1:57 STIP VS LIENS	—
2025-90142	GAENG JANICE RESTATE		11/14/2025 10:26 ESTATE CLAIM	1,688.01

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00759	SUGAR STREET LLC	PLAINTIFF	11/13/2025	—
2025-00759	ADAM ANTHONY	DEFENDANT	11/13/2025	—
2025-00759	ADAM MARIA	DEFENDANT	11/13/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00744	CAPITAL ONE N A SUCCESSOR / MERGER TO DISCOVER	PLAINTIFF	11/10/2025	—
2025-00744	GEORGE GABRIELLE	DEFENDANT	11/10/2025	—
2025-00745	CAPITAL ONE N A SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	11/10/2025	—
2025-00745	BEAHR TOD J	DEFENDANT	11/10/2025	—
2025-00754	CAVALRY SPV I LLC	PLAINTIFF	11/12/2025	—
2025-00754	FAISON CARMEN	DEFENDANT	11/12/2025	—
2025-00756	CAVALRY SPV I LLC	PLAINTIFF	11/12/2025	—
2025-00756	OHEREN BRIAN	DEFENDANT	11/12/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00749	CAVALRY SPV I LLC	PLAINTIFF	11/10/2025	—
2025-00749	VANWHY CHRISTOPHER	DEFENDANT	11/10/2025	—
2025-00750	VELOCITY INVESTMENTS LLC	PLAINTIFF	11/10/2025	—
2025-00750	FRISBIE CHARLES	DEFENDANT	11/10/2025	—
2025-00751	VELOCITY INVESTMENTS LLC	PLAINTIFF	11/10/2025	—
2025-00751	SAUL CHARLES	DEFENDANT	11/10/2025	—
2025-00752	VELOCITY INVESTMENTS LLC	PLAINTIFF	11/10/2025	—
2025-00752	REINA PETER	DEFENDANT	11/10/2025	—
2025-00753	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	11/10/2025	—
2025-00753	TEMPLETON BREANNA	DEFENDANT	11/10/2025	—
2025-00755	CAVALRY SPV I LLC	PLAINTIFF	11/12/2025	—
2025-00755	MAXCY CATHERINE	DEFENDANT	11/12/2025	—
2025-00758	LEESON LAW OFFICES	PLAINTIFF	11/13/2025	—
2025-00758	ARMSTRONG AUSTIN JR	DEFENDANT	11/13/2025	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00762	KLEINTOP AVA	PETITIONER	11/13/2025	—
2025-00762	BEARLEY BREANN	PETITIONER	11/13/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00746	2021 TOYOTA TACOMA VIN 3TYSZ5AN2MT017363	PETITIONER	11/10/2025	—
2025-00746	KRAJKOVICH JOHN B	PETITIONER	11/10/2025	—
2025-00746	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/10/2025	—
2025-00747	2015 FORD EDGE VIN #2FMTK4K9XFB56625	PETITIONER	11/10/2025	—
2025-00747	KRAJKOVICH JOHN B	PETITIONER	11/10/2025	—
2025-00747	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/10/2025	—
2025-00748	2015 MITSUBISHI OUTLANDER VIN #4A4AR3AU3FE061165	PETITIONER	11/10/2025	—
2025-00748	KRAJKOVICH JOHN B	PETITIONER	11/10/2025	—
2025-00748	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/10/2025	—
2025-00757	1997 DODGE VIN #387KF23Z0VM507286	PETITIONER	11/13/2025	—
2025-00757	ESH K PROPERTIES LLC	PETITIONER	11/13/2025	—
2025-00757	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	11/13/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00743	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	11/10/2025	—
2025-00743	KRAVITS BRIAN WILLIAM	DEFENDANT	11/10/2025	—
2025-00743	KRAVITS JILL	DEFENDANT	11/10/2025	—

REAL PROPERTY — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00761	CLINTON TOWNSHIP WAYNE COUNTY	PLAINTIFF	11/13/2025	—
2025-00761	DOHERTY DONNA M	DEFENDANT	11/13/2025	—
2025-00761	PERRI KAREN	DEFENDANT	11/13/2025	—
2025-00761	WISNIEWSKI EDWARD A	DEFENDANT	11/13/2025	—
2025-00763	YEDINAK ROBERT	PLAINTIFF	11/13/2025	—
2025-00763	YEDINAK KATHY KETTES	PLAINTIFF	11/13/2025	—
2025-00763	YEDINAK JOHN J	DEFENDANT	11/13/2025	—
2025-00763	YEDINAK CODY S	DEFENDANT	11/13/2025	—

REAL PROPERTY — QUIET TITLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00760	TRAVERS THOMAS	PLAINTIFF	11/13/2025	—
2025-00760	CLARK LEHMAN A JR HIS HEIRS EXECUTORS ADMIN	DEFENDANT	11/13/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 3, 2025 TO NOVEMBER 7, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 307,081.00 Mortgagor: GASIOREK, WALTER L III	Consideration: \$307,081.00 Mortgagee: EMORTGAGE FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: 65,300.00 Mortgagor: WINEGARDNER, ERIC G II	Consideration: \$65,300.00 Mortgagee: PNC BANK 2 - P N C BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 200,000.00 Mortgagor: PUTMAN, CURTIS B JR 2 - PUTMAN, SUMMER A	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 247,000.00 Mortgagor: BURKHEAD, CAITLIN 2 - STINNARD, SEAN	Consideration: \$247,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 217,500.00 Mortgagor: GOLDTOP INVESTMENTS LLC 2 - GOLDTOP INVESTMENTS L L C	Consideration: \$217,500.00 Mortgagee: ANGEL OAK MORTGAGE SOLUTIONS LLC 2 - ANGEL OAK MORTGAGE SOLUTIONS L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 494,100.00 Mortgagor: EVANS, KURT 2 - CAMPANELLI, JOSEPH	Consideration: \$494,100.00 Mortgagee: PEREZ, MIGUEL A 2 - PEREZ, MARIA C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 210,000.00 Mortgagor: DANISE, RALPH 2 - DANISE, CHERYL	Consideration: \$210,000.00 Mortgagee: TRUSTED MORTGAGE CAPITAL INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 550,000.00 Mortgagor: HUBER, WILLIAM D 2 - HUBER, GEORGIANN	Consideration: \$550,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 1,300,000.00 Mortgagor: AWSR 2 - A W S R	Consideration: \$1,300,000.00 Mortgagee: G & L UNITED BUILDERS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

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

Information: 130,000.00 Mortgagor: RAWLINS, JAMES 2 - RAWLINS, ALYVEA R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$130,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PROMPTON BOROUGH
Information: 475,000.00 Mortgagor: BUSELLI LAND HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$475,000.00 Mortgagee: WAYNE BANK Municipality HONESDALE BOROUGH
Information: 200,000.00 Mortgagor: ARNOLD, CATHERINE ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PALMYRA TOWNSHIP
Information: 157,440.00 Mortgagor: SCHIZZANO, JENNY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$157,440.00 Mortgagee: CAKE MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 220,000.00 Mortgagor: GUIFFRE, MICHAEL J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Mortgagee: A & D MORTGAGE LLC 2 - A & D MORTGAGE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 272,000.00 Mortgagor: WEICHT, ALEXANDER E 2 - WEICHT, INGRID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$272,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 339,733.00 Mortgagor: WALL, DAVID J JR 2 - WALL, DAVID J SR 3 - WOOD, ANTOINETTE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$339,733.00 Mortgagee: SEMPER HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STERLING TOWNSHIP
Information: 400,858.00 Mortgagor: SCATURRO, JOSEPH NICHOLAS JR 2 - SCATURRO, AMY LEE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,858.00 Mortgagee: PROSPERITY HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 390,693.00 Mortgagor: BURTON, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$390,693.00 Mortgagee: IMPERIUM LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 461,500.00 Mortgagor: OLIVER, ERIN G 2 - OLIVER, ERIC J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$461,500.00 Mortgagee: SWIFT HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PRESTON TOWNSHIP

Information: 74,797.75 Mortgagor: GIULIANO, MICHAEL 2 - GIULIANO, VINCENT 3 - HODGENS, ALEXANDRA 4 - CONNELLY, NEIL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$74,797.75 Mortgagee: WEST CAPITAL LENDING INC 2 - DART COLLATERAL MANAGER LLC 3 - DART COLLATERAL MANAGER LLC Municipality PAUPACK TOWNSHIP
Information: 15,000.00 Mortgagor: STECKERT, CYNTHIA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$15,000.00 Mortgagee: FIRST NATIONAL BANK OF PA Municipality CLINTON TOWNSHIP 2
Information: 243,750.00 Mortgagor: MCGINNIS, JEFFREY 2 - MCGINNIS, MELANIE JEAN BY AGENT 3 - MCGINNIS, JEFFREY AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$243,750.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 3 - VETERANS UNITED HOME LOANS Municipality HONESDALE BOROUGH
Information: 244,400.00 Mortgagor: MATACCHIERA, CORY 2 - MATACCHIERA, EMILY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$244,400.00 Mortgagee: ARK LA TEX FINANCIAL SERVICES 2 - ARK LA TEX FINANCIAL SERVICES 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 4 - BENCHMARK MORTGAGE Municipality SOUTH CANAAN TOWNSHIP
Information: 194,000.00 Mortgagor: RIZZI, KIEL L JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$194,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 1,300,000.00 Mortgagor: FIRMSTONE OIL CO Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1,300,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality TEXAS TOWNSHIP HONESDALE BOROUGH
Information: 1,300,000.00 Mortgagor: FIRMSTONE, STEVEN G 2 - FIRMSTONE, RONALD J Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1,300,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH CHERRY RIDGE TOWNSHIP
Information: 50,000.00 Mortgagor: CARTER, EDWARD J JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: COMMUNITY BANK Municipality PAUPACK TOWNSHIP
Information: 55,000.00 Mortgagor: GRAHAM, WILLIAM P 2 - GRAHAM, VENETIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$55,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 150,000.00 Mortgagor: ROMANENKO, MYKHAYLO 2 - ROMANENKO, HALYNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: WAYNE BANK Municipality PRESTON TOWNSHIP

Information: 80,000.00 Mortgagor: DUTTER, ARLENE FRENCH 2 - FRENCH, RONALD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$80,000.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 116,000.00 Mortgagor: CASTILLO, JEAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$116,000.00 Mortgagee: DIME BANK Municipality DREHER TOWNSHIP
Information: 175,000.00 Mortgagor: WITTEMANN, ROBERT W 2 - WITTEMANN, TERRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Mortgagee: FREEDOM CREDIT UNION Municipality PAUPACK TOWNSHIP
Information: 224,168.17 Mortgagor: DODT, TYLER 2 - DODT, AMBER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$224,168.17 Mortgagee: GRANQUIST, LINDA Municipality SOUTH CANAAN TOWNSHIP
Information: 192,000.00 Mortgagor: PAZZINI, ANTHONY 2 - RYAN, KIMBERLEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$192,000.00 Mortgagee: WAYNE BANK Municipality LAKE TOWNSHIP
Information: 150,000.00 Mortgagor: PONTOSKY, COREY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: OLSOMMER, JEFFREY H 2 - FANTAUZZO, KELLI L Municipality SALEM TOWNSHIP

YOUR HOMETOWN INSURANCE FRIENDS

Providing You and Your Small Business with
AFFORDABLE

COMMERCIAL INSURANCE



OLSOMMER-CLARKE
INSURANCE GROUP, INC.

Service that shines above the rest

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

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

Our Insurance Companies are rated by
AM Bests Insurance Company Rating Guide.

www.OlsommerClarke.com

Information: 130,000.00 Mortgagor: VITALE, MICHAEL R	Consideration: \$130,000.00 Mortgagee: BANK OF AMERICA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 240,562.00 Mortgagor: SUERO, HECTOR ALEJANDRO DELOSSANTOS	Consideration: \$240,562.00 Mortgagee: CROSSCOUNTRY MORTGAGE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 12,250.00 Mortgagor: SUERO, HECTOR ALEJANDRO DELOSSANTOS	Consideration: \$12,250.00 Mortgagee: PA HOUSING FINANCE AGENCY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 36,803.37 Mortgagor: TRESHAM, MICHAEL	Consideration: \$36,803.37 Mortgagee: COASTAL COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: 75,000.00 Mortgagor: GILSON, MICHAEL J	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK
2 - GILSON, MARY LISA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP

DEEDS

Information: Grantor: ROBINSON, WILLIAM 2 - ROBINSON, SHANNON	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 6C Grantor: PITTMAN, ALAN D 2 - PITTMAN, MICHAEL A	Consideration: \$1.00 Grantee: PITTMAN, ALAN D 2 - PITTMAN, MONICA 3 - PITTMAN, MICHAEL A 4 - PITTMAN, MICHAELA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 7 C Grantor: PITTMAN, ALAN D 2 - PITTMAN, MICHAEL A	Consideration: \$1.00 Grantee: PITTMAN, ALAN D 2 - PITTMAN, MONICA 3 - PITTMAN, MICHAEL A 4 - PITTMAN, MICHAELA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 8 C Grantor: PITTMAN, ALAN D 2 - PITTMAN, MICHAEL A	Consideration: \$1.00 Grantee: PITTMAN, ALAN D 2 - PITTMAN, MONICA 3 - PITTMAN, MICHAEL A 4 - PITTMAN, MICHAELA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: NEWFOUNDLAND AREA PUBLIC LIBRARY	Consideration: \$79,000.00 Grantee: GEC REALTY 2 - G E C REALTY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP

Information: Grantor: SCHWARTZ, BRITTANY	Consideration: \$260,000.00 Grantee: STINNARD, SEAN 2 - BURKHEAD, CAITLIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: ROBINSON, DAVID J AKA 2 - ROBINSON, DAVID AKA 3 - ROBINSON, TAMMY L AKA 4 - ROBINSON, TAMMY AKA	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 470 Grantor: GRECO, JOHN 2 - GRECO, DONNA	Consideration: \$290,000.00 Grantee: GOLDTOP INVESTMENTS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 1 Grantor: TAMMARO, LOUIS C 2 - TAMMARO, LOUISE M	Consideration: \$1.00 Grantee: DEVRIES, ROSEMARIE T 2 - TAMMARO, MICHAEL A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: Grantor: ALCHEVSKY, JOHN 2 - ALCHEVSKY, ELLEN	Consideration: \$15,000.00 Grantee: GOW, CHRIS M 2 - MILLWARD, DEBORAH A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: Grantor: ALCHEVSKY, JOHN 2 - ALCHEVSKY, ELLEN	Consideration: \$8,000.00 Grantee: GOW, CHRIS M 2 - MILLWARD, DEBORAH A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: Grantor: PEREZ, MIGUEL A 2 - PEREZ, MARIA C	Consideration: \$549,000.00 Grantee: CAMPANELLI, JOSEPH 2 - EVANS, KURT
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: KEMPERLE, RUDOLPH EST 2 - KEMPERLE, TIMOTHY J EXR	Consideration: \$15,370.55 Grantee: TREASURE LAKES DEVELOPMENT LLC 2 - TREASURE LAKES DEVELOPMENT L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: PELKA, JOSEPH THEODORE EST AKA 2 - PELKA, JOSEPH T EST AKA 3 - TALARICO, PATRICIA ANN 4 - PELKA, DENISE M	Consideration: \$1.00 Grantee: TALARICO, PATRICIA ANN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: HAPP, MICHAEL	Consideration: \$1.00 Grantee: HAPP, HEATHER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: DOMINGUEZ, GINA 2 - DOMINGUEZ, PEDRO P	Consideration: \$1.00 Grantee: SERRANO, ANDRES I JUCA 2 - RIVERA, JAHAIRA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP

Information: Grantor: G & L UNITED BUILDERS	Consideration: \$1,350,000.00 Grantee: AWSR 2 - A W S R
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: RITTER, PATRICIA ANN EST AKA 2 - RITTER, PATRICIA A EST AKA 3 - RITTER, BRUCE E EXR AKA 4 - RITTER, BRUCE EDWARD EXR AKA	Consideration: \$1.00 Grantee: RITTER LAKEHOUSE FAMILY REVOCABLE TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: PEKAROVSKIY, MIKHAIL BY SHERIFF 2 - LISETSKIY, VLADISLAV BY SHERIFF	Consideration: \$74,000.00 Grantee: MARLY MOUNTAIN LLC 2 - MARLY MOUNTAIN L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 550 Grantor: STOUT, CARLES E 2 - STOUT, PATRICIA A	Consideration: \$1.00 Grantee: MCCLINTOCK, TARA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: DEMIR, ALI 2 - DEMIR, NANCY 3 - DEMIR, SUNA 4 - DEMIR, SONGUL 5 - DEMIR, HASAN 6 - DEMIR, MERIH	Consideration: \$1.00 Grantee: SONGUL DEMIR TWO ZERO TWO FIVE REVOCABLE TRUST 2 - DEMIR, SONGUL TR 3 - DEMIR, ALI
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STARRUCCA BOROUGH
Information: Grantor: NILES, LISA	Consideration: \$60,000.00 Grantee: SULLIVAN, MICHAEL DUANE JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: LOT 22 Grantor: GUIDON, CORINA LYNN	Consideration: \$196,800.00 Grantee: SCHIZZANO, JENNY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: MARTINEZ, IGNACIO 2 - MARTINEZ, EUTIMIA Y	Consideration: \$275,000.00 Grantee: GUIFFRE, MICHAEL J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: Grantor: CALLOW, KEITH R 2 - CALLOW, JENNIFER E	Consideration: \$372,000.00 Grantee: WEICHT, ALEXANDER 2 - WEICHT, INGRID
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: Grantor: MOSES, CYNTHIA	Consideration: \$210,000.00 Grantee: WYSOCKI, EDMUND J 2 - WYSOCKI, THERESA M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: Grantor: REED, DONALD R JR 2 - REED, LAURIE A	Consideration: \$346,000.00 Grantee: WALL, DAVID J SR 2 - WALL, DAVID J JR 3 - WOOD, ANTOINETTE M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP

Information: Grantor: MANGIARACINA, BERNARD 2 - MANGIARACINA, PATRICIA S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$325,000.00 Grantee: DEMARINIS, VINCENT 2 - DEMARINIS, CHRISTINE Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: RONALD T LOGAN JR LIVING TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$439,900.00 Grantee: SCATURRO, JOSEPH NICHOLAS JR 2 - SCATURRO, AMY LEE Municipality DREHER TOWNSHIP
Information: Grantor: HANIS, THOMAS T AKA 2 - HANIS, THOMAS TIMOTHY AKA 3 - HANIS, SUSAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GRISEWOOD, SUSAN M Municipality PRESTON TOWNSHIP
Information: LOT 2799 Grantor: VO, HUY QUANG Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: VO, HELEN Municipality LAKE TOWNSHIP
Information: Grantor: STARRUCCA BOROUGH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: STARRUCCA BOROUGH Municipality STARRUCCA BOROUGH
Information: LOT 2 Grantor: MCGINNIS, KENNETH C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SHELTON, TIMOTHY 2 - SHELTON, CALLIE Municipality BERLIN TOWNSHIP
Information: Grantor: TSOY, DENIS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200.00 Grantee: ONE ORONO DRIVE LLC 2 - ONE ORONO DRIVE L L C Municipality LAKE TOWNSHIP
Information: Grantor: PODRASKY, JOSEPH EST AKA 2 - PODRASKY, JOSEPH J EST AKA 3 - PODRASKY, JOSEPH J III EST AKA 4 - KLUCK, MARY EXR AKA 5 - KLUCK, MARY M EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$325,000.00 Grantee: MCGINNIS, JEFFREY 2 - MCGINNIS, MELANIE JEAN Municipality HONESDALE BOROUGH
Information: LOT 27 Grantor: HUBERT, AMY RENEE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HUBERT, GARY L Municipality SCOTT TOWNSHIP
Information: Grantor: MATAACCHIERA, ANTHONY F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$306,000.00 Grantee: MATAACCHIERA, CORY 2 - MATAACCHIERA, EMILY Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: SHERWOOD, MARY ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: RIZZI, KIEL L JR Municipality HONESDALE BOROUGH
Information: LOT 561 Grantor: STRADLING, L JAMES III Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$5,000.00 Grantee: LEOMPORRA, MICHAEL J 2 - LEOMPORRA, SUAN M Municipality SALEM TOWNSHIP

Information: Grantor: KOWAL, NANCY	Consideration: \$1.00 Grantee: NANCY KOWAL LIVING TRUST 2 - KOWAL, NANCY TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: ELMQUIST, RUDOLPH A JR	Consideration: \$6,500.00 Grantee: FREEMAN, MAUREEN 2 - CARUSO, PATTRICIA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: LOT 3 Grantor: AYLESWORTH, LYNN R	Consideration: \$1.00 Grantee: AYLESWORTH, COLIN R
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: SCHRADER, KEVIN E	Consideration: \$225,000.00 Grantee: ROMANENKO, MYKHAYLO 2 - ROMANENKO, HALYNA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 7 Grantor: LIPKO, JAMES	Consideration: \$1.00 Grantee: MORGAN, ROBERT
2 - LIPKO, MICHELLE	2 - MORGAN, NOREEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 49 Grantor: DZIEKONSKI, ROBERT	Consideration: \$340,000.00 Grantee: WITTEMANN, ROBERT W
2 - DZIEKONSKI, KAREN	2 - WITTEMANN, TERRY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: FLOR, DONALD W	Consideration: \$1.00 Grantee: BIGBOYZ INVESTMENTS LLC
2 - FLOR, ROMAINE A	2 - BIGBOYZ INVESTMENTS L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SCOTT TOWNSHIP
Information: Grantor: JACOBS, JOAN	Consideration: \$1.00 Grantee: JACOBS, JOAN
	2 - BRANTLEY, DARLENE JACOBS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: KUNSTMANN, MARTIN P BY AGENT	Consideration: \$1.00 Grantee: IANNUCCI, DOROTHY ANN
2 - KUNSTMANN, HEDY S AGENT	
3 - KUNSTMANN, HEDY S	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: Grantor: GOYETTE, PETER AARON EST AKA	Consideration: \$1.00 Grantee: GOYETTE, SYDNEY
2 - GOYETTE, PETER A EST AKA	2 - GOYETTE, SPENCER
3 - GOYETTE, PETER EST AKA	3 - GOYETTE, SOPHIA
4 - GOYETTE, PETE EST AKA	
5 - GOYETTE, SYDNEY TAYLOR EXR	
6 - GOYETTE, SOPHIA BELLE EXR	
7 - GOYETTE, SPENCER P	
8 - GOYETTE, SYDNEY T	
9 - GOYETTE, SOPHIA B	
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 107 Grantor: KOPELYANOVA, YELENA	Consideration: \$1.00 Grantee: DUTKA, VIKTOR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

Information: LOT 2722 Grantor: OVERTONWHITE, VALERIE R BY SHERIFF 2 - WHITE, VALERIE R OVERTON BY SHERIFF 3 - WHITE, GEORGE S BY SHERIFF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: TIGUE, WAYNE Municipality LAKE TOWNSHIP
Information: LOT 3236 Grantor: COOK, MATTHEW N 2 - GONZALEZ, YVELISSE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: COOK, MATTHEW N Municipality LAKE TOWNSHIP
Information: Grantor: PUIDA, DENNIS M 2 - PUIDA, LESLIE ELEANOR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$45,000.00 Grantee: WHEELER, JEREMY 2 - WHEELER, GINNY Municipality LEHIGH TOWNSHIP
Information: Grantor: BOJAKOWSKI, PATRICIA ANN EST AKA 2 - BOJAKOWSKI, PATRICIA A EST AKA 3 - BOJAKOWSKI, PATRICIA EST AKA 4 - BOJAKOWSKI, MICHAEL J ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$22,500.00 Grantee: ZUBLER, GREGG 2 - ZUBLER, BARBARA Municipality LEHIGH TOWNSHIP
Information: Grantor: GIANNELLA, ROBERT A SR EST AKA 2 - GIANNELLA, ROBERT ANTHONY SR EST AKA 3 - GIANNELLA, ROBERT EST AKA 4 - GIANNELLA, ROBERT A JR ADM AKA 5 - GIANNELLA, ROBERT ANTHONY JR ADM AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$227,000.00 Grantee: DODT, TYLER 2 - DODT, AMBER Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 2 Grantor: HUFFSTUTLER, MICHAEL A 2 - HUFFSTUTLER, SALLY WILSON 3 - WILSONHUFFSTUTLER, SALLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$272,000.00 Grantee: PAZZINI, ANTHONY 2 - RYAN, KIMBERELY Municipality LAKE TOWNSHIP
Information: Grantor: CRAWFORD, ALBERT R III 2 - CRAWFORD, KAREN L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CRAWFORD, KAREN L Municipality STARRUCCA BOROUGH
Information: Grantor: DAKIN, PAUL ROBERT 2 - DAKIN, JACLYN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$185,000.00 Grantee: PONTOSKY, COREY Municipality SALEM TOWNSHIP
Information: Grantor: DUBAS, VIRGINIA 2 - BERNARDI, VIRGINIA DUBAS 3 - BERNARDI, MARK R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$380,000.00 Grantee: VITALE, MICHAEL R Municipality SALEM TOWNSHIP
Information: LOT 2130 Grantor: ALVAREZ, MORRIS 2 - DEJESUS, JASMIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10,500.00 Grantee: FIVE STAR MODULAR INC Municipality LAKE TOWNSHIP

Information: Grantor: ROBERT J MAHLER REVOCABLE LIVING TRUST 2 - JANET J MAHLER REVOCABLE LIVING TRUST 3 - MAHLER, JANET J TR	Consideration: \$245,000.00 Grantee: SUERO, HECTOR ALEJANDRO DELOSSANTOS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: ZINN FAMILY PARTNERSHIP	Consideration: \$125,000.00 Grantee: KINGOSCAR LLC 2 - KINGOSCAR L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 41 Grantor: MIZUR, DAVID 2 - MIZUR, ANN	Consideration: \$13,000.00 Grantee: LAI, EDWARD M 2 - KNOWLTON, LESA C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 4 Grantor: MOREL, JUSTO L	Consideration: \$152,500.00 Grantee: ZAMPINI, DANNY 2 - ZAMPINI, JENNIFER LYNN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: LOT 146 Grantor: HELLER, LIANE	Consideration: \$1.00 Grantee: HELLER, LIANE 2 - HELLER, NICOLE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: SLEDZINSKI, JOSEPH JOHN 2 - SLEDZINSKI, ROBIN ANN	Consideration: \$1.00 Grantee: SLEDZINSKI, JOSEPH JOHN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 73 Grantor: FERNANDEZ, JULIA C 2 - LUM, ROBERT ALLEN 3 - KING, SHIRLEY NANCY 4 - LUM, KENNETH PAUL	Consideration: \$1.00 Grantee: LUM, ROBERT ALLEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 73 Grantor: LUM, ROBERT ALLEN	Consideration: \$1.00 Grantee: LUM, ROBERT ALLEN 2 - LUM, CLAUDIA 3 - LUM, JEFFREY 4 - LUM, CHRISTOPHER 5 - LUM, JONATHAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: BOLLINGER, WILLIAM W	Consideration: \$1.00 Grantee: BOLLINGER, WILLIAM W 2 - SABATINI, BRUCE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

December 1, 2025–December 5, 2025

Tuesday, December 2, 2025

8:45 AM
Lanza v. Martin 72-2021-DR
Custody Hearing
Pro Se/ Virbitsky

1:00 PM
Conklin v Gilbert 549-2020-DR
Contempt
Pro se/Campbell

1:30 PM – 2:00 PM
Kobal v Theobald 461-2025-DR
Special Relief

Wednesday, December 3, 2025

9:00 AM – 9:30 AM
Central Court

9:30 AM
Civil Rule to Dismiss
500-2023-CV WMH v. Dennis

10:00 AM – 10:30 AM
Lotz v. Krupa 484-2023-DR
Argument on Defendant’s motion for reconsideration
Bugaj/Cali

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, December 4, 2025

9:00 AM
Formal Arraignments

9:00 AM
Commonwealth Matters
SVP Hearing and Sentencing 438-2024-CR Fisherman, Brian OAG/Burlein
Sentencing 87-2025-CR Whitty, Santino Baron
Sentencing 266-2024-CR Ryan, Charles Farrell
ICC 167-2025-MD Eckhart, Tony
Extradition 173-2025-MD Lockwood, David
ICC 174-2025-MD Mascitelli, Dylan
Motion to withdraw as Counsel 205-2024-CR Perez, Jonathan Martin II

11:00 AM
Summary Appeal
51-2025-SA Geis, Richard
52-2025-SA Santorelli, Dustin
53,54&55-2025-SA Randazzo, Giuseppe
56,57&58-2025-SA Chapman, Gavin

1:00 PM
Commonwealth Matters
Plea 163-2025-CR Henry, Carol Burlein
Plea 248-2025-CR Guaman-Velasco, Segundo Martin II
Interpreter: Deneen Gydosh
Plea 236-2025-CR Wallace, Timothy Burlein
Parole Violation 154-2023-CR Countertermen, Nicholas
Mtn for Leave to Withdraw as Counsel
420-2024-CR Long, Michael Farrell
Probation Violation 202-2024-CR Hentz, Laurie
Mtn to Withdraw as Counsel
79-2025-CR Lukas, Justin Martin II
Bail Modification 260-2025-CR Munz, Steven Martin II
Bail Modification 281-2025-CR Strackbein, James Burlein
Mtn to Amend Information
237-2025-CR Loomis, Raymond
GP 424-2024-CR Kelly, Samantha Burlein
Probation Violation
349-2024-CR Young, Kristie

2:00 PM
Commonwealth v. Warwick 217-2025-CR
Non-Jury
DA/Burlein

Friday, December 5, 2025

9:00 AM
PFA
437-2025-DR Feeney v Feeney Campbell/Martin II

10:30 AM
Com v. Samantha Kelly 424-2024-CR
Non-Jury Trial
DA/Burlein

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

December 1, 2025–December 5, 2025

Monday, December 1, 2025

9:00 AM
Status Conferences
9:00 Lafranca v. Findley 115-2025-CV Karpowich/Weed
9:30 Erie Insurance v. Interstate 157-2025-CV Camodeca/Pro Se
9:45 Mekanik v. Albanese 229-2025-CV T.Farley/Shinn
Benton Holdings v. Summit & Simad 327-2025-CV Mulcahey/Weed
10:00 291-2025-CV Holloway v. Mrowka & Penndot
Lenahan/Malloy
10:30 Benton Holdings v. Summit & Simad 327-2025-CV Mulcahey/Weed
10:45 Worthington v. Katranis 2660-2025-CV (Monroe County Case)
Jackson/Filey/Palmer
11:00 Hernandez v. Rehberg etal 205-2025-CV G. Clause/Malloy
11:15 Seese v. White 216-2025-CV T.Clause/Zimmer
11:30 Tyler Pump V. Southerton 264-2025-CV Treat/Pro Se
11:45 Jue v. Apple Creek 326-2025-CV Bugaj/Pro Se (

10:00 AM
Lieber v. dime bank & Bochnovich & Zhang 52-2025-CV
Argument on Defendant's Motion for sanctions & Status Conference
Price/Wren

1:30 PM
In Re: M.Mayer 10-2025-AD
Termination of Parental Rights of father
Farrell/Rechner

Tuesday, December 2, 2025

9:00 AM
Dependency
9:00 Permanency Review 10-2015-DP In Re: D. D. Henry/Anderson
10:00 Permanency Review & Petition to confirm consent of Mother 20&21-
2023-DP ; 27&28-2024-AD In Re: K. D. & T. D.Anderson/Collins/Muir

Wednesday, December 3, 2025

9:00 AM
Citibank v. Walczyk 159-2025-CV
non-Jury trial
Lipinski/Pro Se

9:00 AM
Citizens Bank v. Frisk 294-2023-CV
Non-Jury Trial
Dougherty/Ellis

9:00 AM
Mortgage Foreclosure
236-2025-CV Wells Fargo v. Trotten & Kirk Schweiger
241-2025-CV Wells Fargo v. Frable Hunsberger/Pro Se
94-2025-CV Newrez v. Patterson Linn/DeLuca

9:00 AM
Stenlake v. Mishak 1-2025-CV
Non-Jury
Martin/Pro Se

9:30 AM
Civil Rules to Dismiss
514-2023-CV Faux v. New Hope Faux/Pro Se
481-2023-CV Cordts v. Smith Pro Se/ Pro Se
480-2023-CV Bridgecrest v. Chrzanowska Williams/Pro Se
478-2023-CV Sinclairs v. Gunning Pro Se/ Pro Se
477-2023-CV Tyler Pump v. Williams Treat/Pro Se
448-2023-CV Pleickhardt v. Sterling & Edwards Pro Se/ Pro Se
493-2023-cv Security v. Belson Bifulco/Pro Se
508-2023-CV Hideout v. Avelino Hoffman/Pro Se
535-2023-CV Hideout v. DeFeitas Hoffman/Pro Se
565-2023-CV Wayne Bank v. Beran K.Martin
561-2023-CV Wiersielis v. McHale Pro Se/Pro Se
593-2023-CV Hideout v. Walent Hoffman

10:00 AM
Commonwealth v. Sheriff 50-2025-SA
Summary Appeal
DA/Pro Se

Thursday, December 4, 2025

9:30 AM
Ikeda v Semple 542-2024-CV
Argument on Defendant's Motion for Partial Summary Judgment as to Count
V
Henry/Zimmer

Friday, December 5, 2025

9:30 AM
Smith v. Assessment 602-2024-CV
Tax Assessment Appeal
N.Gregory/Martin

1:30 PM
In Re: B.L. 137-2025-OCD
Petition for Incapacity and appointment of Plenary Guardian of the Estate
Rechner/Martin II

ARBITRATION ROOM CALENDAR

December 1, 2025–December 5, 2025

Tuesday, December 2, 2025

1:00 PM
Snyder v. Snyder 331-2024-DR
Divorce Hearing (Gallagher)
Farrell/Toczydlowski

Wednesday, December 3, 2025

1:00 PM
Jones v Rieman 359-2025 (Karam)
Custody Hearing
Pro Se/Thomas

Friday, December 5, 2025

8:30 AM
Enright v. Polidoro 328-2025-DR
Conciliation Conference (Karam)
Pfaff/W.Martin

9:00 AM
Hess v. Hess 197-2018-DR
Review Conference (Karam)
Tulaney/Martin II

10:00 AM
Abel v. Garguilo 441-2025-DR
Conciliation Conference (Karam)
Moses/Pro Se

10:30 AM
Bondarek v. Bondarek & Gieringer 439-2025-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

11:30 AM
Mazzarino v. Lent 443-2025-DR
Conciliation Conferenct (Karam)
Pro Se/Pro Se

1:00 PM
Demray v. Smith 208-2025-DR
Conciliation Conference (Karam)
Campbell/Pro Se

1:30 PM
Pierson v. Thomas 15-2019-DR
Conciliation Conference (Karam)
B.Ellis/Pro Se

2:00 PM
Morales v. Sennfelder 390-2025-DR
Conciliation Conference (Karam)
T.Farley/Pro Se

3:00 PM
Mele v. Mele 453-2025-DR
Conciliation Conference (Karam)
Katsock/Pro Se



WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

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

Subscribe Today!

Subscription Rates Per Year – Prepay Only!

Mailed Copy \$100

Emailed Copy Free

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





Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

☐ Mailed copy ONLY \$100 per year

☐ Emailed copy ONLY Free

Individual copies \$5 each

Your subscription year will begin from the date your subscription form and payment are received.

WC Legal Journal is published every Friday, except for Holidays.

Please fax completed form to 570-647-0086 or email to baileyd@ptd.net

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

Please call for Rates —570-251-1512 or email baileyd@ptd.net

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Leatrice Anderson, Esq.

Spall, Rydzewski, Anderson, Lalley & Tunis, PC
570-226-6229
lea@poconolawyers.net
2573 Route 6
Hawley, PA 18428
Surrogacy/Gestational Carrier, Adoption, Guardian Ad Litem, Real Estate Settlement/Title Agent, Real Estate Litigation, Estate/Wills

Nicholas Barna, Esq.

Barna Law
570-253-4921
nicholasbarna@verizon.net
207 Tenth Street
Honesdale, PA 18431
Real Estate, Estate Planning, Estate Administration, Elder Law

Tim Barna, Esq.

Barna Law
570-253-4921
207 Tenth Street
Honesdale, PA 18431
Real Estate, Estate Planning, Estate Administration, Elder Law

Stephen G. Bresset, Esq.

Bresset Santora, LLC
570-253-5953
570-253-2926 (Fax)
SBresset@Bressetsantora.com
Rsantora@Bressetsantora.com
606 Church Street
Honesdale, PA 18431

Ronald M. Bugaj, Esq.

Bugaj/Fischer, P.C.
570-253-3021
ron@bugaj-fischer-law.com
PO Box 390
308 Ninth Street
Honesdale, PA 18431
Administrative Law, Civil Litigation, Community Association Law, Corporate and Business Law, Criminal Defense, Dependency, DUI, Estates, Estate Planning,

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

Steven E. Burlein, Esq.

570-253-9667
steven@burlein.legal
307 Eleventh Street
Honesdale, PA 18431
Real Estate, Wills and Trust, Estate Administration/Probate, Guardianship, Criminal Law, Juvenile Law

Oressa P. Campbell, Esq.

570-253-7938
CampLaw@ptd.net
922 Church St.
Honesdale, PA 18431
Appeals, Adoption, Child Custody, Criminal, Dependency, Divorce, Landlord/Tenant, Juvenile

George Edward Clause, II, Esq.

772-341-5855
gclause@clauselawgroup.com
PO Box 241
972 Main Street
Newfoundland, PA 18445
Personal Injury, Business Law, Contract Law, Employment Law, Estate Planning, Real Estate

Tammy Lee Clause, Esq.

570-676-5212
attyclause@gmail.com
PO Box 241
972 Main Street
Newfoundland, PA 18445
Divorce, Custody, Wills, Estates, Real Estate, Civil Litigation, Corporate Law, Breach of Contract, Community Association Matters

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Frances Clemente, Esq.

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

Thomas P. Cummings, Esq.

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

Charles Curtin, Esq.

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

Donna DeVita, Esq.

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

Jessica Ellis, Esq.

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

Brendan R. Ellis, Esq.

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

Christopher Farrell, Esq.

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

David H. Faux, Esq.

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

Richard G. Fine, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

John P. Finnerty, Esq.

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

Fax: 570-347-7028

jfinnerty@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

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

Ronnie J. Fischer, Esq.

Bugaj/Fischer, P.C.

570-253-3021

ronnie_fischer@hotmail.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

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

David M. Gregory, Esq.

570-251-9960

david@gregory.legal

307 Erie Street

Honesdale, PA 18431

Nicholas D. Gregory, Esq.

570-251-9960

nick@gregory.legal

307 Erie Street

Honesdale, PA 18431

Frances Gruber, Esq.

570-253-5400

frangruber@aol.com

214 Ninth Street

Honesdale, PA 18431

Taxes, Wills and Estates

Nicole Hendrix, Esq.

Wayne County Courthouse

570-253-5970

nhendrix@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Richard B. Henry, Esq.

570-253-7991

rhenry1@ptd.net

1105 Court St.

Honesdale, PA 18431

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

Alfred J. Howell, Esq.

Law Offices of Alfred J. Howell

570-253-2520

ajhowell@hhklawyers.com

109 Ninth Street

Honesdale, PA 18431

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

Lothar C. Holbert, Esq.

570-798-2257

calkuni@verizon.net

131 Pleasant Valley Road

Starrucca, PA 18462

Zachary Jennings, Esq.

Jennings & Jennings, LLC

570-253-5161

zjesq@ptd.net

303 Tenth Street

Honesdale, PA 18431

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Kathryn Ann Karam, Esq.

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

Arielle Larson, Esq.

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

John Martin, Esq.

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

John Martin, II, Esq.

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

Kimberly Martin, Esq.

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

Sean P. McDonough, Esq.

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

Stacy M. Miller, Esq.

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

Mary O. Moran, Esq.

Law Offices of Alfred J. Howell
570-253-2520
mmoran@hhklawyers.com
109 Ninth Street
Honesdale, PA 18431
*Elder Law (Planning and Settling of
Estates), Real Estate (Commercial and
Personal), Business*

Mark E. Moulton, Esq.

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

John Notarianni, Esq.

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

Alida O'Hara, Esq.

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

Tobey Oxholm, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Kerin Podunajec, Esq.

570-352-7834

KerinPodunajec@gmail.com

Brian G. Price, Esq.

Dougherty, Leventhal & Price, L.L.P.

570-288-1427

Fax: 570-288-0799

bprice@dlplaw.com

459 Wyoming Avenue

Kingston, PA 18704

*Spanish Speaking Clients, Plaintiff
Personal Injury, Truck Accidents, Auto
Accidents, Product Liability, Medical
Negligence*

Joseph G. Price, Esq.

Dougherty, Leventhal & Price, L.L.P.

570-347-1011

Fax: 570-347-7028

jprice@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

*Plaintiff Personal Injury, Truck Accidents,
Auto Accidents, Product Liability,
Medical Negligence*

Christine Rechner, Esq.

Rechner Law Office

rechnerc@ptd.net

924 Church St.

Honesdale, PA 18431

*Divorce, Custody, PFA, Adoptions,
Real Estate Sale/Purchase, Property
Disputes, Civil Litigation, Landlord/
Tenant, Corporate Formation, Estate
Planning*

Hugh Rechner, Esq.

Rechner Law Office

570-253-2200

rechnersh@ptd.net

924 Church St.

Honesdale, PA 18431

Pat Robinson, Esq.

District Attorney's Office

probinson@co.wayne.pa.us

925 Court Street

Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office

srobinson@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Chloe Romanowski, Esq.

Wayne County Courthouse

570-253-5970

cromanowski@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Sally N. Rutherford, Esq.

Rutherford, Rutherford & Wood

570-253-2500

snr.rutherfordlaw@verizon.net

921 Court Street

Honesdale, PA 18431

*Estate Planning, Estate Administration,
Residential Real Estate*

Joseph Rydzewski, Esq.

Spall, Rydzewski, Anderson, Lalley &
Tunis, PC

570-226-6229

joerr@poconolawyers.net

2573 Route 6

Hawley, PA 18428

*Civil Litigation, Personal Injury,
General Litigation, Real Estate
Litigation, Commercial Litigation,
Insurance Claims*

Joseph F. Saporito, III, Esq.

Saporito, Falcone & Watt

570-237-2687

joesaporito@saporitofalcone.com

www.falconewattlaw.com

48 S. Main Street, Suite 300

Pittston, PA 18640

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

John Spall

Spall, Rydzewski, Anderson, Lalley & Tunis, PC

570-226-6229

jfs@poconolawyers.net

2573 Route 6

Hawley, PA 18428

Real Estate Settlement, Real Estate Title Agent, Wills/Estates, Corporations

John R. Theadore, Esq.

845-887-1855

john@jtheadorelaw.com

www.jtheadorelaw.com

32 Lower Main Street, Suite 4 /

P.O. Box 182

Callicoon, NY 12723

Areas of Practice:

New York & Pennsylvania Practice,

Real Estate, Wills and Estates,

Business Matters, Criminal Defense

Kimberly Thomas, Esq.

North Penn Legal Services, Inc.

215-840-3231

kthomas@nplspa.org

925 Court St.

Honesdale, PA 18431

Jeffrey S. Treat, Esq.

570-253-1209

jstreat@ptd.net

1018 Church Street

Honesdale, PA 18431

Matthew Walker, Esq.

570-689-4007

matt@walkerandwalkerpc.com

PO Box 747, Route 590

Hamlin, PA 18427

Real Estate Settlement, Title Insurance, Wills & Estates

Michael Walker, Esq.

570-689-4007

wwpc@echoes.net

PO Box 747, Route 590

Hamlin, PA 18427

Real Estate Settlement, Title Insurance, Wills & Estates

Ethan C. Wood, Esq.

Rutherford, Rutherford & Wood

570-253-2500

ecw.rutherfordlaw@aol.com

921 Court Street

Honesdale, PA 18431

Estate Planning, Estate Administration, Residential Real Estate

Mark R Zimmer, Esq.

570-253-0300

zimmslaw@gmail.com

1133 Main St.

Honesdale, PA 18431

Civil Trials, Personal Injury, Estate Administration, Estate Planning, Real Estate Sale/Purchase, Zoning and General Practice

Ashley Zimmerman, Esq.

Weinstein, Zimmerman & Ohliger

570-296-7300

zimmerman@wzlawfirm.com

410 Broad Street

Milford, PA 18337

Criminal Law, Family Law and Personal Injury



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