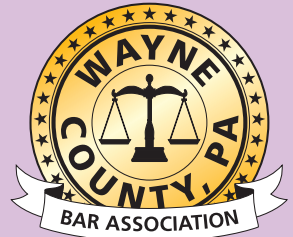


WAYNE COUNTY BAR ASSOCIATION



22nd Judicial District

March 27, 2026

Vol. 16, No. 5

Honesdale, PA

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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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
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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
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<i>Prorated subscriptions available</i>	

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Matthew L. Meagher, *Judge*

Magisterial District Judges

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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

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Edward Howell

Auditors

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Catherine Rickard
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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

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Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices
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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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Half Page	\$75	\$525	\$795	\$1,265
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4"W X 1 3/4"H

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

District Attorney's Office — Press Release

WAYNE COUNTY MAN ARRESTED FOR HOME IMPROVEMENT FRAUD

March 16, 2026 — Wayne County District Attorney A.G Howell announced today the arrest of Herman Briggs, III, age 43, from Beach Lake, Wayne County, PA. Briggs was charged with one count of Home Improvement Fraud, graded as a felony of the 2nd degree, and one count of Theft by Deception, graded as a felony of the 3rd degree.

According to the Criminal Complaint affidavit of probable cause filed by Wayne County Detective Peter Hower, on September 17, 2025, the victims



HERMAN BRIGGS, III

contacted Detective Hower regarding a possible Home Improvement Fraud case involving Herman Briggs, 3rd and his business Our Element, L.L.C.

The victims own a property in Cherry Ridge Township, Wayne County, PA. Between July 28, 2025 and August 25, 2025, the victims and Briggs had several conversations regarding the proposed work that was to be done at the victims' residence.

On August 27, 2025, the victims signed a written estimate with Briggs and OurElement, L.L.C. The estimate was two-part. The first part was for the installation of high quality mini-split air conditioning units that meet the specified requirements and energy efficiency standards with a cost listed of \$8,300.00.

The second part was for the removal of all rotted beams, the replacement of those beams and the correction of a current plumbing issue with a cost listed of \$5,400.00. The total cost, including \$324.00 in sales tax, was \$14,024.00. After signing the estimate, the victims paid Briggs \$12,000.00 in cash to be used as a down payment.

Between August 27, 2025 and the present, Briggs delivered two mini-split units that were not up to the specifications as called for within the agreement. He also did very little work. The value of the two mini-split units was estimated at \$1,050.00 and the value of the work that Briggs completed was estimated at \$500.00. That means that Briggs legitimately is owed \$1,550.00, leaving a balance of \$10,950.00 owed to the victims.

On March 13, 2026, a Preliminary Hearing was held before Magisterial District Judge Ellis. Both charges were bound over for the Court of Common Pleas.

District Attorney A.G. Howell requests that if you were also a victim of Briggs and OurElement, LLC, please contact Wayne County Detective Peter Hower at (570) 253-5970, extension 2255.

**The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*

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 Lois Gerken
AKA Lois M. Gerken AKA Lois D. Gerken
Late of Damascus Township,
Wayne County
EXECUTOR
Jeanne Titanski
325 Siko Road
Honesdale, PA 18431

3/27/2026 • 4/3/2026 • 4/10/2026

ESTATE NOTICE

Estate of Geraldine L. Brustowicz
Late of Lehigh Township
CO-EXECUTOR
Gerhard D. Brustowicz
CO-EXECUTOR
Phyllis L. Lepucki
ATTORNEY
C/O Gregory & Associates, PC
307 Erie Street
Honesdale, PA 18431

3/27/2026 • 4/3/2026 • 4/10/2026

ESTATE NOTICE

Estate of Constance M. Booths
AKA Constance Marie Booths
Late of Dyberry Township
EXECUTOR
Andrew J. Booths
396 Alden Road
Dyberry Township, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/27/2026 • 4/3/2026 • 4/10/2026

ESTATE NOTICE

In the Estate of Evelyn Hoops,
a/k/a Evelyn Louise Hoops of
Preston Township, Wayne County,
Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Phillip J. Gordon, a/k/a Phillip James Gordon. 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

3/27/2026 • 4/3/2026 • 4/10/2026

ESTATE NOTICE

Estate of Garrett Curtis Kubiak, Sr.
Late of Lehigh Township

ADMINISTRATOR

Garrett Curtis Kubiak, Jr. aka
Garrett Curtis Kubiak, Jr. c/o
Fisher & Fisher Law Offices
525 Main Street, PO Box 396
Gouldsboro, PA 18424

ATTORNEY

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices
525 Main Street, PO Box 396
Gouldsboro, PA 18424

3/27/2026 • 4/3/2026 • 4/10/2026

ESTATE NOTICE

Estate of Annetta J. Hatton
Late of Texas Township, Wayne
County, PA

CO-EXECUTOR

Shawn John Hatton a/k/a Shawn
Hatton

46 Beach Lake Highway
Honesdale, PA 18431

CO-EXECUTOR

Diane Linda Kean a/k/a Diane
Kean

134 Swamp Brook Road
Hawley, PA 18428

ATTORNEY

Frances Gruber, Esq. 214 Ninth
Street Honesdale, PA 18431
(570) 253-5400

3/27/2026 • 4/3/2026 • 4/10/2026

ESTATE NOTICE

Estate of John G. McKittrick
AKA John George McKittrick
AKA John McKittrick
Late of Honesdale Borough

ADMINISTRATOR

David E. McKittrick
1716 East Street
Honesdale, PA 18431

ATTORNEY

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

3/20/2026 • 3/27/2026 • 4/3/2026

ESTATE NOTICE

Estate of Vernon D. Crum
AKA Vernon David Crum AKA
Vernon Crum

Late of Damascus Township
CO-EXECUTOR

Aileen L. Crum
302 Semmes Drive
Wilmington, NC 28412

CO-EXECUTOR

Kathleen M. Crum-Dillmuth
37334 Snickersville Turnpike
Purcellville, VA 20132

ATTORNEY

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

3/20/2026 • 3/27/2026 • 4/3/2026

ESTATE NOTICE

Estate of Eugene Paul Villaume
AKA Eugene P. Villaume AKA
Eugene Villaume

Late of Honesdale Borough
EXECUTOR

Sandra Cheng
1047 Shady Lane
Honesdale, PA 18431

ATTORNEY

Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

3/20/2026 • 3/27/2026 • 4/3/2026

LETTERS TESTAMENTARY

NOTICE IS HEREBY GIVEN,
that Letters of Testamentary have been issued in the Estate of Christopher Robert Fuehrer, a/k/a Christopher R. Fuehrer, a/k/a Christopher Fuehrer late of Hawley, Wayne County, P.A., Date of Death, February 8, 2026, to Heidi Ellen Fox, a/k/a Heidi E. Fox, a/k/a Heidi Fox, 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 Heidi Ellen Fox, a/k/a Heidi E. Fox, a/k/a Heidi Fox Executrix, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of Christopher Robert Fuehrer, a/k/a Christopher R. Fuehrer, a/k/a Christopher Fuehrer c/o
The Clause Law Group Attorney,
Tammy Lee Clause,
PO Box 241 Newfoundland, PA
18445
570-676-5212
attyclause@gmail.com
Attorney for the Estate of
Christopher Robert Fuehrer, a/k/a
Christopher R. Fuehrer, a/k/a
Christopher Fuehrer

3/20/2026 • 3/27/2026 • 4/3/2026

ESTATE NOTICE

Estate of Christine V. Ganser
Late of Lake Ariel
EXECUTOR
Richard W. Ganser
640 Tannery Road
Lake Ariel, PA 18436

ATTORNEY

Gregory & Associates, PC
307 Erie Street
Honesdale, PA 18431

3/20/2026 • 3/27/2026 • 4/3/2026

ESTATE NOTICE

Estate of Camille Hartwig
AKA Camille Cappadonna
Late of Salem Township
EXECUTOR
Kristal Terranova
267 The Hideout
Lake Ariel, PA 18436

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

Estate of Michael Santulli
AKA Michael Santulli, Sr. AKA
Mike Santulli
Late of Lake Township
ADMINISTRATOR
Judith A. Santulli
720 Avoy Road
Lake Ariel, PA 18436
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

Estate of John B. Swaney
AKA John Boone Swaney AKA
John Swaney
Late of Hawley Borough
EXECUTOR
Keith J. Swaney
609 Oneida Avenue
Westmont, NJ 08108

ATTORNEY

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

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN

that, Letters of Administration have been issued in the Estate of Juan Luis Robles-Velez, a/k/a Juan Robles, who died on November 26, 2022, late resident of the Commonwealth of Virginia, to Gladimar Robles, Administer 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 Gladimar Robles, Administrator, c/o Howell Moran PLLC, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN

that, Letters Testamentary have been issued in the Estate of Herbert Fred Baumann, a/k/a Herbert F. Baumann, a/k/a Herbelt Baumann, who died on February 7, 2026, late resident of Hawley Borough, Pennsylvania, to Carolyn Juyné Lorent, a/k/a Carolyn J. Lorent, Executrix 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 Carolyn Juyné Lorent, a/k/a Carolyn J. Lorent, Executrix, c/o Howell Moran PLLC, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN

that, Letters Testamentary have been issued in the Estate of Mary Ann April, a/k/a Mary A. April, a/k/a Mary April, who died on January 27, 2026, late resident of Salem Township, Pennsylvania, to Juliana April-House, a/k/a Juliana E. April-House, Executrix 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 Juliana April-House, a/k/a Juliana E. April-House, Executrix, c/o Howell Moran PLLC, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

**MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE**

3/13/2026 • 3/20/2026 • 3/27/2026

ESTATE NOTICE

In the Estate of Martin E. Haeussler, a/k/a Martin Haeussler of Lakewood, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Melinda Gorton, a/k/a Melinda Sue Water, a/k/a Melinda Waters. 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

3/13/2026 • 3/20/2026 • 3/27/2026

OTHER NOTICES

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
WAYNE COUNTY, PA

CIVIL ACTION-LAW
NO. 2024-00389

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A.,
Plaintiff

v.

CHRISTOPHER KINNEY; ET
AL.,
Defendants

To: CHRISTOPHER KINNEY;
ANGELA KINNEY Defendant(s),
44 LONG MEADOW DRIVE
HONESDALE, PA 18431-4112

**COMPLAINT IN MORTGAGE
FORECLOSURE**

You are hereby notified that Plaintiff, WELLS FARGO BANK, N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WAYNE County, PA docketed to No. 2024-00389, seeking to foreclose the mortgage secured on your property located, 44 LONG MEADOW DRIVE HONESDALE, PA 18431-4112.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING

A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Northern Pennsylvania Legal Services Inc.
925 Court Street
Honesdale PA, 18431-1996
877-515-7465

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
M. Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

3/27/2026

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
APRIL 15, 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 15th day of April, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land located in the Township of Berlin, County of Wayne, Commonwealth of Pennsylvania, and being more particularly described as follows:

Beginning at a point on the South side of LR63031, being the common corner of Lots 14 and 15 in the R.R. & S. Subdivision; thence along the Western line of Lots 14, 13, and 12, South 24 degrees 00 minutes 00 seconds East 846.22 feet to a corner in a stone wall; thence along land of William Tannies, following said stone wall, South 63 degrees 22 minutes 50 seconds West 175.18 feet to a corner; thence along the Eastern line of Lot 16 North 24 degrees 00 minutes 00 seconds West 806.71 feet to a corner on the South side of LR63031; thence along the South side of LR63031 the following three courses and distances: North 48 degrees 51 minutes 40 seconds East 105.72 feet, North 52 degrees 43 minutes 20 seconds East 70.68 feet, and North 64 degrees 28 minutes 30 seconds East 5.19 feet to the place of Beginning.

Containing 3.3 acres more or less, as surveyed by M.R. Zimmer and

Associates on August 23, 1972, and being Lot 15 on a survey map illustrating the lands of the subdivision of R.R. & S. An approved copy of the map of said survey is recorded in Wayne County Map Book 19, Page 193.

ALSO granting and conveying to the Grantees herein, their heirs and assigns, the right to use the 50 foot wide roadway depicted on the survey map of the aforesaid R.R. and S Subdivision prepared by Gary Packer Associates, Inc. on August 1, 1989, and recorded in Wayne County Map Book 68, Page 110, for the purposes of ingress, egress and regress to and from the lot herein conveyed in common with similar rights granted to other owners of the lots depicted on the aforesaid map of Gary Packer Associates.

BEING the same premises conveyed to Adrian Sierra Medina and Giselle Serrano, husband and wife, as tenants by the entireties, by deed from Kevin R. Oliver and Marie Oliver, husband and wife, dated October 18, 2023, recorded October 23, 2023 in the Wayne County Clerk's/Register's Office in Deed Book 6392, Page 308.

TAX PARCEL NO: 01-0-0019-0015.-

ADDRESS BEING KNOWN AS:
22 Hidden Brook Drive,
Honesdale, PA 18431

Seized and taken in execution as property of:
Adrian Sierra Medina 22 Hidden

Brook Drive HONESDALE PA
18431
Giselle Serrano 22 Hidden Brook
Drive HONESDALE PA 18431

Execution No. 391-Civil-2025
Amount Due: \$484,054.99 Plus
additional costs

January 22, 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.**

Jill M. Fein Esq.

3/20/2026 • 3/27/2026 • 4/3/2026

**SHERIFF'S SALE
APRIL 22, 2026**

By virtue of a writ of Execution instituted by: PennyMac Loan Services 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 22nd day of April, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Salem, Wayne County, Pennsylvania, known as Lot 482 in Section 6 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 Plat Book 5, Pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, Pages 66 and 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; and September 26, 1972 in Plat Book 5, Pages 96 through 104; as amended and supplemented.

BEING KNOWN AS: 139 LAKEVIEW DRIVE WEST, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: TAX

MAP NO. 22-0-0020-0122/CONTROL NO. 038739

BEING THE SAME PREMISES WHICH VICTORIA MEMOLY BY DEED DATED 4/26/2024 AND RECORDED 5/10/2024 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 6457 AT PAGE 677, GRANTED AND CONVEYED UNTO ANTHONY SANCHEZ.

Seized and taken in execution as property of:
Anthony Sanchez 139 Lakeview Drive West 851 The Hideout LAKE ARIEL PA 18436

Execution No. 550-Civil-2025
Amount Due: \$268,574.38 Plus additional costs

January 28, 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.

Geraldine M. Linn

3/27/2026 • 4/3/2026 • 4/10/2026

**SHERIFF'S SALE
APRIL 22, 2026**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of April, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain lot or parcel of land situate in the Township of Preston, Wayne County, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a beech tree, the eastern corner of lot numbered thirteen in the allotment of the "Bishop White lands"; thence by lot numbered fourteen in said allotment south forty-three and a half degrees west, one hundred and sixty-three rods to a beech corner; thence by lot numbered twelve in said allotment north forty-five and a half degrees west, fifty-three and eight-tenth rods to a stake and stones corner; thence by land now or late in the occupancy of William

Lee north forty-three and a half degrees east one hundred and sixty-four rods to a stake and stones corner; and thence by land in the grantee name of Abraham Kintizing, Jr., south forty-five and a half degrees east, fifty-three and eight tenths rods to the place of BEGINNING.

CONTAINING fifty-five acres, be the same more or less.

Being the same premises which Donna D. Lewis, by Deed dated 02/22/2021 and recorded 03/08/2021, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 5846, Page 291, granted and conveyed unto Robert E. Handloff, in fee.

Tax Parcel: 20-0-0150-0003.0001-

Premises Being: 417 Lepro Martin Rd, Thompson, PA 18465

Seized and taken in execution as property of:
Robert E Handloff 417 Lepro Martin Road THOMPSON PA 18465

Execution No. 562-Civil-2025
Amount Due: \$441,673.21 Plus additional costs

January 22, 2026
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

That all claims to the property will be filed with the sheriff before the

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

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

3/27/2026 • 4/3/2026 • 4/10/2026

CIVIL ACTIONS FILED

*FROM MARCH 7, 2026 TO MARCH 13, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1999-20472	MOSBAUGHER HOWARD DALE	3/12/2026 9:45	SATISFACTION	—
2003-20544	MCGOWAN STEVEN G	3/12/2026 9:45	SATISFACTION	—
2003-20610	HERZOG BERNARD	3/12/2026 9:46	SATISFACTION	—
2004-20506	LUKESKI RAYMOND F JR	3/12/2026 9:46	SATISFACTION	—
2006-20101	LICHTENFELD MARIE	3/12/2026 9:46	SATISFACTION	—
2006-20483	ALDEN RICHARD DANIEL	3/12/2026 9:46	SATISFACTION	—
2007-20112	EBANKS GENAVA C	3/12/2026 11:34	SATISFACTION	—
2017-21110	MILLS KATHRYN N	3/12/2026 9:46	SATISFACTION	—
2019-20816	GEPHART CHARLES J III	3/09/2026 12:55	SATISFACTION	19,216.36
2021-20625	MCDERMOTT NICHOLAS DANIEL	3/09/2026 2:08	SATISFACTION	—
2022-00337	COSME MARIA O	3/11/2026 10:35	SATISFACTION	—
2022-20498	RICHARDS KENNETH	3/09/2026 2:08	SATISFACTION	—
2024-00608	MG HOLDING USA LLC	3/13/2026 9:12	FINAL JUDGMENT	—
2024-20092	WELLER CORA	3/12/2026 9:46	SATISFACTION	—
2024-20382	KILVITIS RICHARD J	3/12/2026 11:28	SATISFACTION	—
2024-20382	KILVITIS MICHELE R	3/12/2026 11:28	SATISFACTION	—
2025-00119	BEIERLE RONALD	3/13/2026 1:34	JDGMT BY COURT ORDER	42,860.00
2025-00208	RESNICK LAWRENCE	3/13/2026 1:11	DEFAULT JUDGMENT	—
2025-00208	PHILLIPS MARY E	3/13/2026 1:11	DEFAULT JUDGMENT	—
2025-00208	THEIR HIERS DEVISEES SUCCESSOR ASSIGNS & ALL PERSONS	3/13/2026 1:11	DEFAULT JUDGMENT	—
2025-00280	HULL JON G A/K/A	3/13/2026 3:13	WRIT OF EXECUTION	63,378.35
2025-00280	HULL JOHN KNOWN HEIR OF NEIL MURPHY DEC	3/13/2026 3:13	WRIT OF EXECUTION	63,378.35
2025-00280	OVERBECK VICKI LYNN KNOWN HEIR OF NEIL MURPHY DEC	3/13/2026 3:13	WRIT OF EXECUTION	63,378.35
2025-00280	UNKNOWN HEIRS SUCCESSORS ASSIGN & ALL PERSONS FIRMS OR ASSOC	3/13/2026 3:13	WRIT OF EXECUTION	63,378.35

2025-00331	CAVALRY SPV I, LLC	P	3/13/2026 2:27	JGMT/ARBITRATION AWD	—
2025-00648	PACKER JUDY		3/10/2026 9:48	FINAL JUDGMENT	—
2025-00697	CERRUTO GWENA		3/13/2026 2:55	DEFAULT JUDGMENT	701.52
2025-20248	YODICE MICHAEL A		3/12/2026 11:28	SATISFACTION	—
2025-20746	CORBETT LISA R		3/12/2026 10:58	SATISFACTION	—
2025-20746	CORBETT MICHAEL P JR		3/12/2026 10:58	SATISFACTION	—
2025-20746	CORBETT LISA R		3/12/2026 10:58	DISCONTINUANCE	—
2025-20746	CORBETT MICHAEL P JR		3/12/2026 10:58	DISCONTINUANCE	—
2025-20816	SHIPSKY ANDREW		3/09/2026 12:34	SATISFACTION	1,533.44
2025-20816	SHIPSKY AMBER		3/09/2026 12:34	SATISFACTION	1,533.44
2026-00015	SMITH CHRISTINE		3/12/2026 10:02	DEFAULT JUDGMENT	—
2026-00015	LYNCH BRANDYN		3/12/2026 10:02	DEFAULT JUDGMENT	—
2026-20145	NAGEL THERESA		3/09/2026 12:50	JP TRANSCRIPT	2,736.02
2026-20146	WEST MICHAEL K		3/09/2026 1:09	MUNICIPAL LIEN	671.49
2026-20146	WEST LAURIE S		3/09/2026 1:09	MUNICIPAL LIEN	671.49
2026-20147	CAVAGE PAUL		3/10/2026 10:32	FEDERAL TAX LIEN	28,598.39
2026-20147	CAVAGES COUNTRY FARM MARKET		3/10/2026 10:32	FEDERAL TAX LIEN	28,598.39
2026-20148	SMITH BRIANNE T		3/12/2026 11:20	TAX LIEN	2,069.81
2026-20149	PENN WILLIAM S		3/12/2026 11:20	TAX LIEN	5,123.97

CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00132	CROWN ASSET MANAGEMENT LLC	PLAINTIFF	3/09/2026	—
2026-00132	SHANKWEILER SHIELA	DEFENDANT	3/09/2026	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00131	U S NATIONAL BANK ASSOCIATION D/B/A	PLAINTIFF	3/09/2026	—
2026-00131	ELAN FINANCIAL SERVICES	PLAINTIFF	3/09/2026	—
2026-00131	KINGSLEY ROBERT JR	DEFENDANT	3/09/2026	—
2026-00133	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	3/09/2026	—
2026-00133	LENTOWSKI JOLENE	DEFENDANT	3/09/2026	—
2026-00134	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	3/09/2026	—
2026-00134	BOLELLA JEREMY T	DEFENDANT	3/09/2026	—
2026-00135	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	3/09/2026	—
2026-00135	REESEY ROBERT	DEFENDANT	3/09/2026	—
2026-00136	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	3/09/2026	—
2026-00136	PALCO SCOTT	DEFENDANT	3/09/2026	—
2026-00137	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	3/09/2026	—
2026-00137	KURTZ JACOB	DEFENDANT	3/09/2026	—
2026-00138	CAPITAL ONE N A SUCCESSOR BY MERGER TO DISCOVER BANK	PLAINTIFF	3/09/2026	—
2026-00138	DONOGHUE AMIE	DEFENDANT	3/09/2026	—
2026-00139	JPMORGAN CHASE BANK N A	PLAINTIFF	3/09/2026	—
2026-00139	VON LUMM SHIRLEY	DEFENDANT	3/09/2026	—
2026-00140	JPMORGAN CHASE BANK N A	PLAINTIFF	3/09/2026	—
2026-00140	PRELL HANS	DEFENDANT	3/09/2026	—

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

2026-00142	CAVALRY SPV I LLC	PLAINTIFF	3/11/2026	—
2026-00142	FORTUNATO MARK	DEFENDANT	3/11/2026	—
2026-00143	CAVALRY SPVI LLC	PLAINTIFF	3/11/2026	—
2026-00143	OCONNELL RITA O	DEFENDANT	3/11/2026	—
2026-00146	CITIBANK N A	PLAINTIFF	3/11/2026	—
2026-00146	GERSHEY DONALD	DEFENDANT	3/11/2026	—
2026-00148	PNC BANK NATIONAL ASSOCIATION	PLAINTIFF	3/11/2026	—
2026-00148	RITCH KEVIN D	DEFENDANT	3/11/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00147	CAPITAL ONE N A	PLAINTIFF	3/11/2026	—
	SUCCESSOR BY MERGER DISCOVER			
2026-00147	CURTIS BRIAN	DEFENDANT	3/11/2026	—
	A/K/A			
2026-00147	CURTIS BRIAN A	DEFENDANT	3/11/2026	—
2026-00149	PORTFOLIO RECOVER ASSOCIATES	PLAINTIFF	3/11/2026	—
	LLC			
2026-00149	GROPPER JAMES M	DEFENDANT	3/11/2026	—
2026-00150	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/11/2026	—
	LLC			
2026-00150	VASAPOLLI JOSEPH	DEFENDANT	3/11/2026	—
2026-00151	PORTFOLIO RECOVER ASSOCIATES	PLAINTIFF	3/11/2026	—
	LLC			
2026-00151	VASAPOLLI JOSEPH	DEFENDANT	3/11/2026	—
2026-00152	PORTFOLIO RECOVER ASSOCIATES	PLAINTIFF	3/11/2026	—
	LLC			
2026-00152	FONTANA WILLIAM	DEFENDANT	3/11/2026	—
2026-00153	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/11/2026	—
	LLC			
2026-00153	MORRIS DEANA	DEFENDANT	3/11/2026	—
2026-00154	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/11/2026	—
	LLC			
2026-00154	MELLA DAMIANO	DEFENDANT	3/11/2026	—
2026-00155	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	3/11/2026	—
2026-00155	FIUME JOANNE	DEFENDANT	3/11/2026	—
2026-00158	PORTFOLIO RECOVER ASSOCIATES	PLAINTIFF	3/13/2026	—
	LLC			
2026-00158	WILSON AUSTIN J	PLAINTIFF	3/13/2026	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00141	MACDONALD WILLIAM R III	PLAINTIFF	3/09/2026	—
2026-00141	MACDONALD LUCIANNE M	PLAINTIFF	3/09/2026	—
	HUSBAND AND WIFE			
2026-00141	MACDONALD WILLIAM RYAN IV	DEFENDANT	3/09/2026	—
2026-00141	MACDONALD SARAH	DEFENDANT	3/09/2026	—
	HUSBAND AND WIFE			
2026-00144	ASSOCIATION OF PROPERTY OWNERS	PLAINTIFF	3/11/2026	—
	OF THE HIDEOUT INC			
2026-00144	KANUCK AMANDA	DEFENDANT	3/11/2026	—
2026-00144	MORAN LUCAS	DEFENDANT	3/11/2026	—

2026-00145	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	3/11/2026	—
2026-00145	LAWLOR ANNE MARIE	DEFENDANT	3/11/2026	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00157	LONGBRIDGE FINANCIAL LLC	PLAINTIFF	3/12/2026	—
2026-00157	RIEGER DENISE A/K/A	DEFENDANT	3/12/2026	—
2026-00157	RIEGER-DELUCA DENISE IN HER CAPACITY AS HEIR	DEFENDANT	3/12/2026	—
2026-00157	DELUCA DENISE A RIEGER	DEFENDANT	3/12/2026	—
2026-00157	UNKOWN HEIRS SUCCESSORS ASSIGN MARGOT RIEGER	DEFENDANT	3/12/2026	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00156	REED LAURA	PLAINTIFF	3/12/2026	—
2026-00156	ROLLISON ANDREW	DEFENDANT	3/12/2026	—
2026-00156	ROLLISON SALLY	DEFENDANT	3/12/2026	—

MORTGAGES AND DEEDS

*RECORDED FROM MARCH 2, 2026 TO MARCH 6, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 860,000.00 Mortgagor: BRIGHT ROSE LLC 2 - BRIGHT ROSE L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$860,000.00 Mortgagee: CITIZENS BANK Municipality PAUPACK TOWNSHIP
Information: 224,000.00 Mortgagor: LEWIS, RONALD D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$224,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 212,601.00 Mortgagor: CONKLIN, DOUGLAS 2 - CONKLIN, KATHLEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$212,601.00 Mortgagee: AMERISAVE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 3,200,000.00 Mortgagor: ACRES EAST INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,200,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality MANCHESTER TOWNSHIP
Information: 50,000.00 Mortgagor: PHILLIPS, HEATH A 2 - ANDERSEN, SUSAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: FIRST COMMONWEALTH FEDERAL CREDIT UNION Municipality STERLING TOWNSHIP

Information: 239,101.00 Mortgagor: BISHOP, DONALD D 2 - BISHOP, ANDREA LEE	Consideration: \$239,101.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality BERLIN TOWNSHIP
Information: 241,785.00 Mortgagor: ALBANESE, TOBY 2 - ALBANESE, BRANDI	Consideration: \$241,785.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: 120,000.00 Mortgagor: THOL, JEFFREY E 2 - THOL, JACQUELINE M	Consideration: \$120,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: 279,000.00 Mortgagor: SCHWARTZ, ANDREW JOSEPH 2 - COSTA, KRISTINA	Consideration: \$279,000.00 Mortgagee: VIP MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: 297,000.00 Mortgagor: REID, SCOTT 2 - REID, DIANE	Consideration: \$297,000.00 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 SALEM TOWNSHIP
Information: 77,000.00 Mortgagor: LOMOVSKY, PETER	Consideration: \$77,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 250,000.00 Mortgagor: GILCHRIST, AARON J 2 - SIMPSON, SARAH	Consideration: \$250,000.00 Mortgagee: CITIZENS & NORTHERN BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CHERRY RIDGE TOWNSHIP
Information: 64,000.00 Mortgagor: KISLAK, KELLIE	Consideration: \$64,000.00 Mortgagee: P&G MEHOOPANY EMPLOYEES FCU 2 - P & G MEHOOPANY EMPLOYEES F C U
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 772,800.00 Mortgagor: SHOOK, JAMES	Consideration: \$772,800.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PALMYRA TOWNSHIP
Information: 145,000.00 Mortgagor: VALERIO, JOHN	Consideration: \$145,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: 179,200.00 Mortgagor: HUDSON, GREGORY 2 - HUDSON, MARY	Consideration: \$179,200.00 Mortgagee: BANK OF AMERICA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP

Information: 296,000.00 Mortgagor: LAWRENCE, KATHLEEN M	Consideration: \$296,000.00 Mortgagee: A & D MORTGAGE LLC 2 - A & D MORTGAGE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 252,350.00 Mortgagor: SMITH, NIKKI LYNN 2 - SMITH, MICHAEL	Consideration: \$252,350.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: 136,000.00 Mortgagor: HIGHWAY HOUSE ORGANIZATION Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$136,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 1,120,000.00 Mortgagor: GENTILE, JOSHUA 2 - WELLS, TINA	Consideration: \$1,120,000.00 Mortgagee: AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC 2 - AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 2,824,000.00 Mortgagor: MMG PORTFOLIO 2 - M M G PORTFOLIO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,824,000.00 Mortgagee: GREYSTONE SERVICING COMPANY LLC 2 - GREYSTONE SERVICING COMPANY L L C Municipality HONESDALE BOROUGH
Information: 500,000.00 Mortgagor: MMG PORTFOLIO 2 - M M G PORTFOLIO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Mortgagee: FOUNDATION FOR AFFORDABLE RENTAL HOUSING HOLDINGS INC Municipality HONESDALE BOROUGH
Information: 238,618.95 Mortgagor: GORDON, BRUCE JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$238,618.95 Mortgagee: VANDERBILT MORTGAGE & FINANCE INC Municipality CANAAN TOWNSHIP
Information: 175,010.00 Mortgagor: SATTERFIELD, ROBERT 2 - SATTERFIELD, DENISE	Consideration: \$175,010.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 52,000.00 Mortgagor: FEAKINS, CHAD AUSTIN 2 - FEAKINS, MOLLY R 3 - CARACHILO, MOLLY R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$52,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 280,000.00 Mortgagor: DEMO WORLDWIDE HOLDINGS 2 - DEMOCHKO, STANISLAV Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$280,000.00 Mortgagee: DOVIRA HOLDINGS LLC 2 - DOVIRA HOLDINGS L L C Municipality LAKE TOWNSHIP

Information: 142,000.00 Mortgagor: GUIE, SUZANNE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$142,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CANAAN TOWNSHIP
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DEEDS

Information: Grantor: BRIGHT ROSE LLC 2 - BRIGHT ROSE L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BRIGHT ROSE LLC 2 - BRIGHT ROSE L L C Municipality PAUPACK TOWNSHIP
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Information: Grantor: BARLETTA, VICTOR J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$280,000.00 Grantee: LEWIS, RONALD D Municipality HONESDALE BOROUGH
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Information: Grantor: MARTIN, JOHN J 2 - MARTIN, CHRISTOPHER R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MARTIN, JOHN J 2 - MARTIN, CHRISTOPHER R Municipality BERLIN TOWNSHIP
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Information: LOT 2800 Grantor: NIX, JOHN 2 - NIX, STACEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,500.00 Grantee: ICONIC HOMES LLC 2 - ICONIC HOMES L L C Municipality LAKE TOWNSHIP
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Information: LOT 4 Grantor: KNAPIK, HENRYK 2 - KNAPIK, ANNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$396,973.00 Grantee: LYONS, TIERNEY Municipality PAUPACK TOWNSHIP
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Information: LOT 5 Grantor: BENFANTE, JOHN R 2 - BENFANTE, GERALDINE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: KHAN, MUHAMMAD Municipality DREHER TOWNSHIP
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Information: LOT 6 Grantor: NITA, CONSTANTIN 2 - NITA, MIRCELA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$43,000.00 Grantee: JOHNSON, MATTHEW CLARK 2 - PILEGGI, NICOLE Municipality PAUPACK TOWNSHIP
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Information: LOT 8 Grantor: OCONNOR, EDWARD R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OCONNOR, EDWARD R 2 - OCONNOR, DEVIN GAIL Municipality STERLING TOWNSHIP
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Information: Grantor: OCONNOR, EDWARD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OCONNOR, EDWARD 2 - WAGNER, GEORGE II Municipality SALEM TOWNSHIP
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Information: LOT 841 Grantor: WALSH, MICHAEL M 2 - WALSH, KAREN P Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$268,650.00 Grantee: ALBANESE, TOBY 2 - ALBANESE, BRANDI Municipality SALEM TOWNSHIP
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Information: LOT 484 Grantor: VALIERA, PAUL AKA 2 - VALEIRA, PAULO AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$310,000.00 Grantee: SCHWARTZ, ANDREW JOSEPH 2 - COSTA, KRISTINA Municipality SALEM TOWNSHIP
Information: Grantor: LOUTAN, JORDAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$349,900.00 Grantee: CHERNETSKA, OLGA Municipality TEXAS TOWNSHIP 3
Information: LOT 5 Grantor: ROSSINI, RICHARD F 2 - ROSSINI, LAURA S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$80,000.00 Grantee: SORRENTINO, MICHAEL V Municipality DYBERRY TOWNSHIP
Information: Grantor: BOOTHES, JAMES P Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BOOTHES, JAMES P 2 - BOOTHES, GAIL E Municipality CHERRY RIDGE TOWNSHIP
Information: LOT K Grantor: BOOTHES, GAIL E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BOOTHES, JAMES P 2 - BOOTHES, GAIL E Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: LALLY, KATHLEEN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RIDD, RUSSELL A Municipality HAWLEY BOROUGH
Information: LOT 15 Grantor: MUELLER, JAKE N Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$313,500.00 Grantee: GILCHRIST, AARON J 2 - SIMPSON, SARAH Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 1 Grantor: HERZOG, JOSHUA D 2 - SCHNEIDER, KAITLYN V 3 - HERZOG, MITCHELL J 4 - GREEN, JENNIFER J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HERZOG, MITCHELL J Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 2 Grantor: HERZOG, JOSHUA D 2 - SCHNEIDER, KAITLYN V 3 - HERZOG, MITCHELL J 4 - GREEN, JENNIFER J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HERZOG, JOSHUA D 2 - HERZOG, ALYSSA MAE Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 3 Grantor: HERZOG, JOSHUA D 2 - SCHNEIDER, KAITLYN V 3 - HERZOG, MITCHELL J 4 - GREEN, JENNIFER J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCHNEIDER, KAITLYN V 2 - SCHNEIDER, JODY L JR Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 4 Grantor: HERZOG, JOSHUA D 2 - SCHNEIDER, KAITLYN V 3 - HERZOG, MITCHELL J 4 - GREEN, JENNIFER J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GREEN, JENNIFER J Municipality SOUTH CANAAN TOWNSHIP

Information: LOT 3 Grantor: BLACKMORE, STEPHEN 2 - BLACKMORE, JACQUELYN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$19,000.00 Grantee: FLETCHER, THOMAS WIII Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: MAPLEWOOD FIRE & RESCUE COMPANY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MAPLEWOOD FIRE & RESCUE COMPANY Municipality LAKE TOWNSHIP
Information: Grantor: PHH MORTGAGE CORPORATION 2 - P H H MORTGAGE CORPORATION Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$127,000.00 Grantee: TIGUE, WILLIAM J Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: SMITH, MICHAEL R III 2 - SMITH, NIKKI LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$215,000.00 Grantee: AGRADNOVAKEATING, IRYNA 2 - KEATING, IRYNA AGRADNOVA 3 - AGRADNOV, STANISLAV Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 36 Grantor: RACCUGLIA, DIANE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$330,000.00 Grantee: MCILVAINE, THOMAS 2 - MCILVAINE, BARBARA Municipality PALMYRA TOWNSHIP
Information: Grantor: WHITNEY, MARK D EST AKA 2 - WHITNEY, MARK DANIEL EST AKA 3 - WHITNEY, MARK EST AKA 4 - DUFTON, MATTHEW W EXR AKA 5 - DUFTON, MATTHEW WAYNE EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DUFTON, MATTHEW W 2 - CHRISTIANSON, AMY L Municipality SCOTT TOWNSHIP
Information: Grantor: GIROUX, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GIROUX, JENNIFER 2 - GIROUX, MARY Municipality MANCHESTER TOWNSHIP
Information: Grantor: GIROUX, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GIROUX, JENNIFER 2 - GIROUX, MARY Municipality MANCHESTER TOWNSHIP
Information: LOT 2281 Grantor: TAMBURRI, NANCY 2 - TAMBURRI, GARY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$370,000.00 Grantee: LAWRENCE, KATHLEEN M Municipality LAKE TOWNSHIP
Information: Grantor: BOOTH, ANDREW J JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BOOTH, BRIAN Municipality CLINTON TOWNSHIP 1
Information: LOT 25 Grantor: JUSTIN CHRINIAN TWO ZERO TWO ONE NG TRUST 2 - JUSTIN CHRINIAN TWO ZERO TWO ONE N G 3 - CHRINIAN, JUSTIN TR 4 - CHRINIAN, BRANDON TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE NG TRUST 2 - CHRINIAN FAMILY DYNASTY TWO ZERO TRUST TWO THREE N G TRUST 3 - CHRINIAN, JUSTIN TR 4 - CHRINIAN, BRANDON TR Municipality PAUPACK TOWNSHIP

Information: LOT 25 Grantor: BRANDON CHRINIAN TWO ZERO TWO ONE NG TRUST 2 - BRANDON CHRINIAN TWO ZERO TWO ONE N G TRUST 3 - CHRINIAN, JUSTIN TR 4 - CHRINIAN, BRANDON TR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$10.00 Grantee: CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE NG TRUST 2 - CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE N G TRUST 3 - CHRINIAN, BRANDON TR 4 - CHRINIAN, JUSTIN TR Municipality PAUPACK TOWNSHIP
Information: LOT 25 Grantor: CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE NG TRUST 2 - CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE N G TRUST 3 - CHRINIAN, BRANDON TR 4 - CHRINIAN, JUSTIN TR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$399,950.00 Grantee: CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE NG TRUST 2 - CHRINIAN FAMILY DYNASTY TWO ZERO TWO THREE N G TRUST 3 - CHRINIAN, JUSTIN TR 4 - CHRINIAN, BRANDON TR Municipality PAUPACK TOWNSHIP
Information: LOT 22 Grantor: BHOLAN, KANE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$360,500.00 Grantee: SMITH, NIKKI 2 - SMITH, MICHAEL Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 8 Grantor: GROSSMAN BROTHERS REAL ESTATE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$170,000.00 Grantee: HIGHWAY HOUSE ORGANIZATION LLC 2 - HIGHWAY HOUSE ORGANIZATION L L C Municipality HONESDALE BOROUGH
Information: LOT 595 Grantor: CONDRAN, MICHAEL A 2 - CONDRAN, PATRICIA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,400,000.00 Grantee: GENTILE, JOSHUA 2 - WELLS, TINA Municipality SALEM TOWNSHIP
Information: Grantor: WILKINSON, HAROLD A MD EST AKA 2 - WILKINSON, HAROLD A EST AKA 3 - NICHOLS, LYNN W EXR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: NICHOLS, LYNN W 2 - WILKINSON, PAUL S 3 - WILKINSON, RUSSELL H Municipality OREGON TOWNSHIP
Information: Grantor: REYNOLDS, COLIN EST 2 - BENNETT, TRESHA ADM AKA 3 - BENNETT, TRESHA LEE ADM AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$25,000.00 Grantee: CANFIELD, TODD A 2 - CANFIELD, KARI S Municipality DAMASCUS TOWNSHIP
Information: Grantor: STOURBRIDGE SQUARE ASSOCIATES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$2,241,521.43 Grantee: MMG PORTFOLIO 2 - M M G PORTFOLIO Municipality HONESDALE BOROUGH
Information: Grantor: KRESOCK, RICHARD R 2 - KRESOCK, PATRICIA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: RICHARD KRESOCK IRREVOCABLE TRUST 2 - PATRICIA KRESOCK IRREVOCABLE TRUST 3 - KRESOCK, RICHARD JON TR 4 - KRESOCK, ALEXANDER DONALD TR Municipality CLINTON TOWNSHIP 2

Information: Grantor: AMODIO, ALFRED R 2 - AMODIO, PATRICIA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: AMODIO, PATRICIA Municipality PROMPTON BOROUGH
Information: Grantor: DOHERTY, WILLIAM T EST AKA 2 - DOHERTY, WILLIAM THOMAS EST AKA 3 - DOHERTY, WILLIAM EST AKA 4 - ABBOTT, DIANE EXR AKA 5 - ABBOTT, DIANE JENNIFER ROSE EXR AKA 6 - ABBOTT, DIANE 7 - MILLER, DONALD P 8 - MILLER, DANIEL 9 - FLEDERBACH, HOPE A 10 - MILLER, STEPHEN D Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$35,000.00 Grantee: HABITAT FOR HUMANITY OF WAYNE COUNTY PA INC Municipality HONESDALE BOROUGH
Information: Grantor: AJT PROPERTIES 2 - A J T PROPERTIES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$219,900.00 Grantee: GUIE, SUZANNE M Municipality CANAAN TOWNSHIP

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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 30, 2026–April 3, 2026

Tuesday, March 31, 2026

9:00 AM
Commonwealth v. Foley 67-2025-CR
Non-Jury Trial
DA/Pfaff

1:00 PM
Commonwealth v. Lutz 228-2025-CR
Non-Jury Trial
DA/Burlein

Wednesday, April 1, 2026

9:00 AM
Central Court

9:00 AM
Henderson v Frederick-Hickerson 89-2020-DR
Rule-Transfer Venue
Kobilinski/Pro se

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
PFA
Snyder v Snyder 50-2026-DR

Thursday, April 2, 2026

9:00 AM
Formal Arraignments

9:00 AM – 10:30 AM
Commonwealth Matters
ICC 193-2025-MD Masters, Jeremiah Tulaney
ICC 16-2026-MD Harlos, Sean Burlein
Sentencing 317 & 318-2024-CR Hamm, Cody Brown
Sentencing 307-2025-CR Ryan, Laura Munley
Sentencing 222-2025-CR Ruppert, Nancy Martin II
Contempt 21-2025-CR Considine, Gregory
ARD Violation 147-2025-CR Odonnell, Jennifer
Reconsideration of Sentence 59-2025-CR Ortalano, Mario Eagen

11:00 AM
Summary Appeals
1-2026-SA Heather, Richard
10&11-2026-SA Kelley, Karen
12&13-2026-SA Stetsiuk, Yaroslav Mastri

1:00 PM
Commonwealth Matters
ARD 32-2026-CR Bejeski, Tatiana Burlein
Plea 1-2026-CR Guinther, Richard Martin II
ARD 266-2025-CR Walton, Brooke Mincer
Plea 35-2026-Cr Gaughan, Mark Thompson
Contempt 388-2023-CR Trusky, Jesse

Friday, April 3, 2026

Courthouse Closed

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

March 30, 2026–April 3, 2026

Monday, March 30, 2026

9:00 AM
Estate of L.T. 20-2026-OCD
Small estate
Rechner

10:00 AM
In Re: K. McDonald 18-2025-JV
Dispositional Review hearing
DA/Domenick

11:00 AM
Walck v. Martin 336-2025-CV
Settlement Conference & Argument on motion to continue
Zimmer/Larson/Lazarow

1:30 PM
In Re: J. R.14-2026-OCD
Petition for Adjudication of Incapacity and Appointment of Plenary Guardian
Rechner/Collins

Tuesday, March 31, 2026

Dependency
9:30 Permanency Review 20-2025-DP In Re: G.F.
Anderson/W.Martin/Virbitsky
10:00 Permanency Review 7-2025-DP In Re: A. M. Anderson/Martin II/
Rechner/Tulaney

10:00 AM
In Re: A.M. 31-2025-JV
Delinquency & disposition
DA/Burlein

Wednesday, April 1, 2026

9:00 AM
Mortgage Foreclosure & Arb Appeals
609-2025-CV Lake view v. Tiernan Bates
241-2025-CV Wells Fargo v. Frable Hunsberger/Pro Se

10:30 AM
Cichocki v. Cichocki 640-2025-CV
Hearing on Petition to open default judgment
Powell/Vinsko

11:00 AM
Demasi v. Cats pajamas; Dessin Animal shelter; Vino properties
Argument on Plaintiffs motion to file an amended complaint
Felzar/Tuttle/Laughlin

Thursday, April 2, 2026

9:30 AM
In Re: A. F. 12-2026-OCD
Petition for Adjudication of Incapacity and Appointment of Guardian of the
Person and Estate
McIntyre/Rechner

Friday, April 3, 2026

Courthouse Closed



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