

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



**October 18, 2024**  
**Vol. 14, No. 34**  
**Honesdale, PA**



**IN THIS ISSUE**

|                               |    |
|-------------------------------|----|
| LEGAL NOTICES . . . . .       | 5  |
| SHERIFF'S SALES . . . . .     | 10 |
| CIVIL ACTIONS FILED . . . . . | 16 |
| MORTGAGES & DEEDS . . . . .   | 19 |
| COURT CALENDAR . . . . .      | 31 |
| ATTORNEY DIRECTORY . . . . .  | 38 |

**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.



© 2023 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*  
**Christine Rechner, 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                                   | \$45 |
| Fictitious Name Registration                            | \$45 |
| Petition for Change of Name                             | \$45 |
| Estate Notice (3-time insertion)                        | \$65 |
| Orphans Court; Accounting on Estates (2-time insertion) | \$45 |

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

**Subscription Rates**

*Per Year*

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

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

WAYNE COUNTY OFFICIALS

**Judges of the Court of Common Pleas**

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

**Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

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

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



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

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

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

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

Hours: Available Upon Request

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

**LEGAL NOTICES**

---

*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 John Grau Howard  
Late of Mount Pleasant Township  
EXECUTOR  
Tracy Howard  
349 Cadwalder Rd.  
Honesdale, PA 18431

**10/18/2024 • 10/25/2024 • 11/1/2024**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters of Administration for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of John P. Olsen, a/k/a John Olsen, who died on December 27, 2023, late resident of Staten Island, New York 10308, to Karen R. Olsen, Administratrix of the Estate. All persons indebted to said Estate are required to make payment and all persons having claims or demands are to present the same without delay to the Law Offices of ALFRED J. HOWELL,

ATTN: MARY O. MORAN,  
ESQUIRE, Attorney for the Estate,  
at 109 Ninth Street, Honesdale, PA  
18431.

MARY O. MORAN, ESQUIRE  
ATTORNEY FOR THE ESTATE

**10/18/2024 • 10/25/2024 • 11/1/2024**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Esther E. Kramer, a/k/a Esther Kramer, who died on September 14, 2024, late resident of Honesdale, PA 18431, to Ralph R. Kramer, Executor of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Ralph R. Kramer, Executor c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE  
ATTORNEY FOR THE ESTATE

**10/18/2024 • 10/25/2024 • 11/1/2024**

---

**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of STEPHEN R. JONES, late of Manchester

Township, Wayne County, PA.,  
Date of death August 28, 2024. All  
persons indebted to the said estate  
are required to make payment and  
those having claims or demands to  
present the same without delay to  
the Executor/Executrix, in care of  
Jessica M. Ellis, Esquire, 1018  
Church Street, Honesdale, PA  
18431.

**10/18/2024 • 10/25/2024 • 11/1/2024**

---

### ESTATE NOTICE

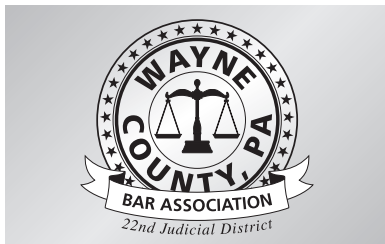
In the Estate of Thomas Daniel  
Figura, a/k/a Thomas D. Figura, of  
Preston Township, Wayne County,  
Commonwealth of Pennsylvania.

Letters Testamentary in the above  
estate have been granted to Shauna  
Danielle Figura, a/k/a Shauna D.  
Figura. 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

**10/18/2024 • 10/25/2024 • 11/1/2024**

---



### ESTATE NOTICE

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

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

### ESTATE NOTICE

Stephen C. Barnes, Jr., Deceased.  
Late of Starrucca Twp., Wayne  
County, PA. D.O.D. 11/11/86. Letters  
of Administration on the above  
Estate have been granted to the  
undersigned, who request all persons  
having claims or demands against  
the estate of the decedent to make  
known the same and all persons  
indebted to the decedent to make  
payment without delay to Kim T.  
Burdick, Administratrix, c/o Steven  
M. Zelinger, Esq., 1650 Market St.,  
Ste. 3600, Phila., PA 19103. Atty.:  
Steven M. Zelinger, Steven M.  
Zelinger, LLC, 1650 Market St., Ste.  
3600, Phila., PA 19103

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

### ESTATE NOTICE

Estate of Victor J. Vogel  
Late of Palmyra Township  
EXECUTOR  
Jeffery J. Vogel  
3597 Camino Hills Drive  
Camino, CA 95709

ATTORNEY

John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

**ESTATE NOTICE**

Estate of Stephen E. Vasey  
AKA Stephen Evan Vasey AKA  
Stephen Vasey  
Late of Clinton Township  
EXECUTOR  
Sarah G. Whiteford  
3230 NW Norwood Drive  
Corvallis, OR 97330  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

**NOTICE OF  
DECEDENT'S ESTATE**

Estate of Carl O. Rose a/k/a Carl  
Otis Rose (died August 22, 2024)  
formerly of Lake Township,  
Pennsylvania. All persons indebted  
to the estate shall make payment  
and those having claims or demands  
are to present same without delay to  
the Executor, Charles Olfano, or  
Richard A. Fanucci, Attorney for  
the Estate, 1711 Main Street,  
Blakely, PA 18447.

**RICHARD A. FANUCCI, ESQ.**

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

**ESTATE NOTICE**

Estate of Robert Michael  
Holmstrup AKA Robert M.  
Holmstrup AKA Robert Holmstrup  
Late of Damascus Township  
EXECUTOR  
Karen Holmstrup  
624 Plank Road  
Beach Lake, PA 18405  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**10/4/2024 • 10/11/2024 • 10/18/2024**

---

**ESTATE NOTICE**

Estate of C. Richard Furst  
AKA Charles Richard Furst  
Late of Salem Township  
EXECUTOR  
Michael C. Furst a/k/a Michael  
Charles Furst  
30 Miller Ave.  
Oceanside, NY 11572  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**10/4/2024 • 10/11/2024 • 10/18/2024**

---

**ESTATE NOTICE**

Estate of Shirley A. Brown  
AKA Shirley Brown  
Late of Palmyra Township  
EXECUTOR  
James A. White  
8 Academy St.  
Beacon, NY 12508

**ATTORNEY**

John F. Spall, Esquire  
2573 Route 6  
Hawley, PA 18428

**10/4/2024 • 10/11/2024 • 10/18/2024**

---

**ESTATE NOTICE**

Estate of Eve Michele Axelrod  
AKA Eve Michelle Axelrod  
Late of Lake Township  
EXECUTOR  
Mark David Axelrod  
1310 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY

Alexander M. Watson, Esq.  
Dumont & Watson PC  
600 Alexander Rd., Suite 1-1  
Princeton, NJ 08540

**10/4/2024 • 10/11/2024 • 10/18/2024**

---

**OTHER NOTICES**

**FICTITIOUS NAME  
REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Commonwealth of Pennsylvania for **We the People Lawn Care and fabrication** with a principal place of business located at 1427 Hamlin Hwy., Lake Ariel, PA 18436 in Wayne County. The individual interested in this business is Justin Thomas Miller located at 351 1/2 Irving St., Olyphant, PA 18447. This is filed in compliance with 54 Pa.C.S. 311.

**10/18/2024**

---

**NOTICE**

**NOTICE IS HEREBY GIVEN** that Jennifer Powell, 1219 Blair Ave., Scranton, PA 18508 and Michael Kenny, 550 Colfax Ave., Scranton, PA 18510, filed with the Department of State on October 2, 2024, an Application for Registration of a fictitious name under 54 Pa. C.S. (relating to names) to conduct business as “JaM’s Delights” (File #: 0013971739). The principal place of business will be 525 Church Street, Honesdale, PA 18431.

**10/18/2024**

---

**PETITION FOR  
NAME CHANGE**

IN THE COURT OF COMMON  
PLEAS OF THE 22ND JUDICIAL  
DISTRICT  
COMMONWEALTH OF  
PENNSYLVANIA  
COUNTY OF WAYNE

IN RE:  
CHANGE OF NAME OF: S.M.T.

No. 312-2024-CIVIL

**ORDER FOR PUBLICATION**

**AND NOW**, this 22nd day of August 2024, upon consideration of the Motion filed by the Petitioner Tabitha Solenne, it is the ORDER of this court that the hearing previously scheduled for October 9, 2024 is rescheduled to **Wednesday, December 11, 2024 at 11:00 a.m., in Courtroom # 2 at the Wayne County**



**Courthouse.**

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the minor child/children resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the minor child/children and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if a parent seeks to change the name of a minor child, the petitioning parent is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. **IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.**

**10/18/2024**

---

**NOTICE**

In The Court of Common Pleas of  
Wayne County  
Civil Action - Law

Court of Common Pleas - Orphan's  
Court Division  
No. 18-AD-2024

In re: B.T.D., Jr.

NOTICE

**To BRANDON TYLER DOLPH**

You are hereby notified that on August 15, 2024, Petitioner's Micheal Dolph and Marjie Dolph filed a Involuntary Termination of Parental Rights for Birth Parent, Brandon Tyler Dolph, Petition to Voluntarily Relinquish Parental Rights to Adults Intending to Adopt Child and Motion for Alternative Service against you in the Court of Common Pleas of Wayne County, docketed to No. 18-AD-2024

You are hereby notified that a hearing on the Petition for Involuntary Termination of Parental Rights of Brandon Tyler Dolph shall be held on November 6, 2024 at 1:30pm in Courtroom #2, Fourth Floor, Wayne County Courthouse, Honesdale, PA.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or

other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA BAR  
ASSOCIATION LAWYER  
REFERRAL SERVICE  
100 SOUTH STREET  
PO BOX 186  
HARRISBURG, PA 17108  
TELEPHONE: 1-800-692-7375

**10/18/2024**

---

**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  
NOVEMBER 6, 2024**

By virtue of a writ of Execution instituted by: North Pocono School District issued out of the Court of Common Pleas of Wayne County,

to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of November, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN parcel or tract of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING Lot Number 3, Buckhorn Drive, on the plot or plan of lots known as "Pocono Springs Estates, Inc.," as laid out for the Grantor herein by R.N. Harrison, Civil Engineer, Hackettstown, N.J. dated may 1968 and recorded in the Office of the Recorder of Deeds of Wayne County in Map Book 13, Page 28

UNDER AND SUBJECT to any and all Covenants, Restrictions, Exceptions, Reservations and Conditions in the chain of title.

BEING the same premises which Jeffrey B. McHale by his certain Deed dated March 27, 1987 and recorded in Wayne County Deed Book 462, Page 250 granted and conveyed unto Robert H. Seeback and Doreen C. Seeback. The said Robert H. Seeback passed from this life on December 31, 2005 and by operation of law title passed to his wife, Doreen C. Seeback. Doreen C. Seeback having passed from this life on February 7, 2016,

her estate being probated at Chester County, Pennsylvania at File No. 1516 25063, and by granted letters of administration title passes to the Administrator of the Estate of Doreen C. Seeback, Donna Bene, the Grantor herein.

ALL THAT CERTAIN lot, piece or parcel of land situate, lying and being in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southerly right-of-way line of Cobblewood Road as it intersects with the Westerly Right of Way line of Ironwood Drive; thence along said right of way line of Ironwood Drive South thirty-six degrees twenty-two minutes West (S36° 22'W) one hundred and fifty (150) feet to a point common to Lot 1; thence along Lot 1, Lot 3, Lot 5, Lot 20, Lot 22 and Lot 24 North fifty-three degrees thirty-eight minutes West (N53° 38'W) two hundred and fifty-five (255) feet to a point common to Lot 26; thence along Lot 26 North thirty-six degrees twenty-two minutes East (N36° 22'E) one hundred and fifty (150') feet to a point on the Southerly Right-of-way Line of Cobblewood Road; thence along said Right-of-Way Line of Cobblewood Road South fifty-three degrees thirty-eight minutes West (s53 38'E) two hundred and fifty five (255) feet to the point of BEGINNING.

THE ABOVE legal description encompasses Lot 20, Lot 22, and Lot 24 of Pocono Springs Estates, map of said development is recorded in Wayne County Map Book 10 at page 140.

THE ABOVE description is in accordance with an approved combination of Lots 20, 22, and 24 by the Township of Lehigh on November 4, 1990 in accordance with a survey by Robert D. Bernosky dated October 12, 1990 and recorded in Wayne County Map Book 73 at Page 41.

TAX MAP NO.: 14-0-0001-0014.-

BEING KNOWN AS: 1073 Cobblewood Road, Newfoundland, PA 18445

Seized and taken in execution as property of:  
William Lynn 1073 Cobblewood Road NEWFOUNDLAND PA 18445

Execution No. 1110-Judgment-2018  
Amount \$8,036.07 Plus additional costs

August 7, 2024  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days

after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.

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

David D. Dugan Esq.

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

**SHERIFF'S SALE  
NOVEMBER 6, 2024**

By virtue of a writ of Execution instituted by: North Pocono School District issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 6th day of November, 2024 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, known as Lot #56 bordering on South Fourth Street as set forth on survey by John V. Vockroth, R.E., dated September 1947 and known as "Replotting of Lots on land owned by Walter Flower" as set

forth in Wayne County Map Book 2, page 16.

Lot # 56 is assessed to Tax # 14-20-19 of the Wayne County Assessor's Records for 1986.

UNDER AND SUBJECT TO restrictions as set forth in the chain of title.

ALSO GRANTING AND CONVEYED unto the Grantee, his heirs and assigns, all of the Grantors right title and interest in and to the park areas described as Park No. 1 and Park No. 2 and all of the roadways shown on the above recited survey.

ALSO GRANTING AND CONVEYING unto the Grantee, his heirs and assigns, all that certain piece or parcel of land situate in the Township of Lehigh, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northerly side of Prospect Street and the Southerly sideline of lands of Kronic, formerly of Minnie Roth, said point being approximately South 86 degrees 10 minutes 22 seconds West 928.6 feet from the centerline of Third Street; thence the following courses and distances: South 3 degrees 44 minutes 41 seconds West 129.98 feet; South 7 degrees 54 minutes 3 seconds West 268.22 feet; North 65 degrees 17 minutes West 189.36 feet; South 8 degrees 10 minutes West 84.83 feet; North

79 degrees 47 minutes West 149.24 feet; South 8 degrees 10 minutes West 112.50 feet; South 10 degrees 4 minutes 18 seconds West 114.28 feet to a point on the northerly sideline of Park Street, being also the southwesterly corner of Lot No. 93 of the Walter Flower Plot of Lots, dated September 1947; thence 50 feet across Ridge Street in a westerly direction; thence South 10 degrees 4 minutes 14 seconds West to a point at a bend in the westerly side of Ridge Street opposite Lot No. 88 of the Flower plot aforesaid; thence South 49 degrees 47 minutes 48 seconds West 309.8 feet to a point; thence South 87 degrees 38 minutes 38 seconds West 412 feet to a point; thence South 39 degrees 52 minutes 49 seconds East 361.14 feet to a point; thence South 87 degrees 57 minutes 7 seconds West 120.87 feet to a point; thence South 5 degrees 22 minutes 31 seconds East 140.90 feet to a point in the line of the State Park lands; thence along the State Park lands South 87 degrees 27 minutes 36 seconds West 1289.30 feet to monument No. 75 in the State Park lands, thence continuing along the State Park lands North 4 degrees 2 minutes 25 seconds West crossing monument No. 76, 1337.94 feet to a point, being the southwesterly corner of lands of Green Forest Acres; thence along line of Green Forest Acres lands, now or formerly of W. Stokoski and Kronik, North 86 degrees 10 minutes 22 seconds East 2365 feet, more or less, to the place of beginning.

The foregoing description is based on a plot plan prepared by Karl A. Hennings, P.S., dated February, 1975 and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Map Book 57, page 38.

TAX MAP NO.: 14-0-0370-0046.-

BEING KNOWN AS: Corner of State Park Road & Cherry Lane, Gouldsboro, PA 18424

Seized and taken in execution as property of:  
Seiji Kanamura 31 3rd Avenue,  
Floor 2 BROOKLYN NY 11217

Execution No. 1375-Judgment-2008  
Amount \$68,699.27 Plus additional costs

August 8, 2024  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE NOTICE:**

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

PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.

David D. Dugan Esq.

**10/11/2024 • 10/18/2024 • 10/25/2024**

---

**SHERIFF'S SALE  
NOVEMBER 13, 2024**

By virtue of a writ of Execution instituted by: M & T Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of November, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or parcel of land situate in the Township of Salem, County of Wayne and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point, said point being on the southerly side of Salem Township Road #356, said point also being where Lots #5 and #6, on the plot of Rainbow Estates, have a common corner on said road; thence along the said Road #356, North 39 degrees 04 minutes 30 seconds West, a distance of 169.09 feet to an iron pin at a corner common to Lots #4 and #5; thence along the said line dividing Lots #4 and #5, South 49 degrees 03 minutes, 30 seconds West, a

distance of 276.82 feet to an iron pin for corner; thence along the rear of said Lot #5, South 40 degrees 56 minutes 30 seconds East a distance of 169.00 feet to an iron pin at a corner common to Lots #5 and #7; thence along the said Lots #6 and #7 North 49 degrees 03 minutes 30 seconds East, a distance of 271.31 feet to the point and place of BEGINNING.

BEING Lot #5 on the plot of Rainbow Estates By Rollin R. Keisling, R. S., March, 1979, and recorded in Wayne County Map Book 41 at Page 29 (erroneously stated as Page 27 in prior deed).

BEING KNOWN AS: 15 VAN LEUVEN ROAD, LAKE ARIEL, PA 18436

PROPERTY MAP NUMBER: 22-0-0031-0042.- CONTROL NUMBER: 100423

BEING THE SAME PREMISES WHICH DARRYL L. SHERWOOD AND VALERIE S. SHERWOOD, HIS WIFE BY DEED DATED 11/22/2010 AND RECORDED 11/29/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 4136 AT PAGE 277, GRANTED AND CONVEYED UNTO GUL NAWAZ.

Seized and taken in execution as property of:  
Gul Nawaz 245 Thoggs Neck Blvd., Unit 51 BRONX NY 10465

Execution No. 338-Civil-2023  
Amount \$172,532.15 Plus  
additional costs

August 26, 2024  
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE  
NOTICE:**

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

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given.  
**ANY SUCCESSFUL BIDDER  
MUST HAVE 10% DOWN  
PAYMENT AT DATE OF SALE.  
BALANCE DUE THIRTY (30)  
DAYS FROM DATE OF SALE.  
FAILURE TO PAY BALANCE  
WILL FORFEIT DOWN  
PAYMENT.**

Geraldine M. Linn

**10/18/2024 • 10/25/2024 • 11/1/2024**

---

## CIVIL ACTIONS FILED

*FROM SEPTEMBER 28, 2024 TO OCTOBER 4, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

| NUMBER     | LITIGANT  | DATE/TIME         | DESCRIPTION          | AMOUNT    |
|------------|---|-------------------|----------------------|-----------|
| 1997-20324 | FIELD RANDALL J                                   | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2004-20519 | BROWN DEBBIE LYNN                                 | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2005-20577 | COGSWELL ANNE ELAINE                              | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2006-20228 | BROKER JOHN JOSEPH                                | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2006-21945 | BROKER JOHN JOSEPH                                | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2006-21946 | BROKER JOHN JOSEPH                                | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2009-20398 | BRIDGES BENJAMIN EPHRAIN                          | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2012-20753 | SCHERER WESTLEY J                                 | 10/02/2024 1:32   | SATISFACTION         | —         |
| 2017-20713 | HARRIS JON  | 10/01/2024 1:39   | CONSOLIDATED JUDG    | 1,670.59  |
| 2017-21192 | LILJESTRAND BRIAN R                               | 10/02/2024 1:33   | SATISFACTION         | —         |
| 2019-20652 | HARRIS JON  | 10/01/2024 1:39   | CONSOLIDATED JUDG    | 1,670.59  |
| 2021-20333 | HARRIS JON  | 10/01/2024 1:39   | CONSOLIDATED JUDG    | 1,670.59  |
| 2022-20037 | MIRCH SUSAN                                       | 10/04/2024 10:36  | SATISFACTION         | —         |
| 2023-00578 | HANNAH RUTH                                       | 9/30/2024 10:53   | DEFAULT JUDGMENT     | 2,046.88  |
| 2023-00650 | HIGHHOUSE ROBERT C                                | 9/30/2024 10:59   | DEFAULT JUDGMENT     | 3,266.52  |
| 2023-20145 | HARRIS JON  | 10/01/2024 1:39   | CONSOLIDATED JUDG    | 1,670.59  |
| 2024-00153 | THE DIME BANK<br>GARNISHEE-DISSOLVED 09/30/24     | 9/30/2024 9:28    | DISCT. ATTACHMT.EXEC | —         |
| 2024-00277 | THE DIME BANK<br>GARNISHEE-DISSOLVED 10-2-24      | 10/02/2024 9:56   | DISCT. ATTACHMT.EXEC | —         |
| 2024-00383 | CARLEW JEFFERY                                    | 9/30/2024 10:41   | DEFAULT JUDGMENT     | 2,140.84  |
| 2024-00384 | CRON MICHELE                                      | 9/30/2024 10:47   | DEFAULT JUDGMENT     | 2,439.78  |
| 2024-20033 | ARA VENTURES LLC                                  | 10/04/2024 12:01  | SATISFACTION         | 1,241.86  |
| 2024-20034 | LLC TRANQUILITY UNIVERSE                          | 10/04/2024 12:01  | SATISFACTION         | 1,241.86  |
| 2024-20580 | ICHENSKY STANISLAV                                | 9/30/2024 11:20   | SATISFACTION         | —         |
| 2024-20580 | ITCHENSKAIA VIKTORIA                              | 9/30/2024 11:20   | SATISFACTION         | —         |
| 2024-20747 | KASTNER EDWARD                                    | 9/30/2024 12:15   | MUNICIPAL LIEN       | 938.27    |
| 2024-20748 | MORRIS MICHAEL                                    | 9/30/2024 1:35    | MUNICIPAL LIEN       | 19,024.63 |
| 2024-20749 | LYONS TAMMY L KNAPP                               | 10/02/2024 1:34   | JUDGMENT             | 1,637.75  |
| 2024-20749 | KNAPP TAMMY L LYONS                               | 10/02/2024 1:34   | JUDGMENT             | 1,637.75  |
| 2024-20750 | LYNN WILLIAM                                      | 10/04/2024 11:17  | MUNICIPAL LIEN       | 654.32    |
| 2024-20751 | BATELLI DAN                                       | 10/04/2024 11:54  | JP TRANSCRIPT        | 4,148.25  |
| 2024-20752 | KUIKEN PATRICK                                    | 10/04/2024 11:54  | JP TRANSCRIPT        | 4,596.75  |
| 2024-20752 | KUIKEN KATRINA                                    | 10/04/2024 11:54  | JP TRANSCRIPT        | 4,596.75  |
| 2024-20753 | POWERS HEATHER                                    | 10/04/2024 11:54  | JP TRANSCRIPT        | 5,701.75  |
| 2024-20753 | POWERS CHUCK                                      | 10/04/2024 11:54  | JP TRANSCRIPT        | 5,701.75  |
| 2024-40081 | REICHEG KEITH ANTHONY OWNER P                     | 10/01/2024 3:42   | STIP VS LIENS        | —         |
| 2024-40081 | REICHEG ROBIN OWNER                               | P 10/01/2024 3:42 | STIP VS LIENS        | —         |
| 2024-40081 | SPRING VALLEY BUILDERS<br>INCORPORATED CONTRACTOR | 10/01/2024 3:42   | STIP VS LIENS        | —         |

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



# LAND!!! COUNTRY HOME SITE LAND!!!



**EXCEPTIONAL!  
15+ ACRES – STREAM – VIEWS**  
Choice 15.88 acre country home site with perfect blend of rolling fields & woodland, picturesque mountain views, and stream traversing parcel. Abounds with game! Great location for year round recreation! Minutes to golf course, Elk Mtn. Ski Area, state lake, and snowmobile & ATV trails!  
**PW-242247 | \$147,000**

## PRIVATE 8 ACRES

**LET'S  
TAKE A  
LOOK!**

## LAKE ARIEL – THE HIDEOUT GREAT BUSINESS/COUNTRY HOME



**SECLUDED CHALET | PRIVATE 8 ACRES**  
Located on quiet country lane is this 4 bedroom, 1.5 bath family retreat. Features spacious great room with beamed ceiling, updated kitchen, and glass sliders to wrap around deck. Oversized two car garage with 2nd floor walkup for storage. Convenient to Elk Mtn. Ski Area, and numerous state lakes and game lands. Easy drive to Honesdale for shopping and restaurants **PW-241687 \$325,000**



**Owner relocation makes available this profitable and operating country pizzeria, established over 20 years ago.** Being offered fully equipped and turnkey (secret recipes included!). Comes complete with 3 bedroom, 2 bath countryside ranch with pool and garage/shop. All nestled on choice 4.8 acre parcel with picturesque grounds and stream bordering property. Close to Lake Ariel, Hamlin, and a stone's throw to The Hideout.  
**22-4036 | \$375,000**



## THINKING OF SELLING? SELL WITH CONFIDENCE

For a better real estate experience let's work together.

## DEBORAH BAILEY TRUSTED. RESPECTED.

**REALTOR® | 570 228-6518 | 570 253-4191  
REAL ESTATE MARKETING CONSULTANT**

For a FREE COPY OF MY NEW SELLER'S GUIDE, or if you would like to know the value of your real estate in today's market, please call/text 570-228-6513 for a FREE Market Evaluation ANYTIME!

THE HONESDALE OFFICE | 570-253-4191  
251 WILLOW AVE, HONESDALE, PA 18431

CELEBRATING  
**60 YEARS** QUALITY REAL ESTATE SERVICE

Davis R.  
**Chant**  
REALTORS

|            |                           |   |                 |                 |   |
|------------|---------------------------|---|-----------------|-----------------|---|
| 2024-40082 | DISAVINO JEFFREY J OWNER  | P | 10/03/2024 8:51 | WAIVER OF LIENS | — |
| 2024-40082 | DISAVINO DANIELLA A OWNER | P | 10/03/2024 8:51 | WAIVER OF LIENS | — |
| 2024-40082 | FIVE STAR MODULAR INC     |   | 10/03/2024 8:51 | WAIVER OF LIENS | — |
| 2024-40083 | GOSHORN AMBER OWNER       | P | 10/04/2024 8:02 | WAIVER OF LIENS | — |
| 2024-40083 | SHOUP KASSANDRA OWNER     | P | 10/04/2024 8:02 | WAIVER OF LIENS | — |
| 2024-40083 | RIVENBURG CARPENTRY       |   | 10/04/2024 8:02 | WAIVER OF LIENS | — |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY                          | TYPE      | DATE       | AMOUNT |
|------------|--|-----------|------------|--------|
| 2024-00491 | U S BANK NATIONAL ASSOCIATION<br>D/B/A | PLAINTIFF | 10/02/2024 | —      |
| 2024-00491 | ELAN FINANCIAL SERVICES                | PLAINTIFF | 10/02/2024 | —      |
| 2024-00491 | MELE ROSE M                            | DEFENDANT | 10/02/2024 | —      |
| 2024-00494 | AMERICAN EXPRESS NATIONAL BANK         | PLAINTIFF | 10/03/2024 | —      |
| 2024-00494 | ESPINOSA CAROL                         | DEFENDANT | 10/03/2024 | —      |

**CONTRACT — DEBT COLLECTION: OTHER**

| CASE NO.   | INDEXED PARTY                        | TYPE      | DATE      | AMOUNT |
|------------|--------------------------------------|-----------|-----------|--------|
| 2024-00488 | PORTFOLIO RECOVERY ASSOCIATES<br>LLC | PLAINTIFF | 9/30/2024 | —      |
| 2024-00488 | POTTER AMY J                         | DEFENDANT | 9/30/2024 | —      |
| 2024-00489 | PORTFOLIO RECOVERY ASSOCIATES<br>LLC | PLAINTIFF | 9/30/2024 | —      |
| 2024-00489 | BOX LAURI                            | DEFENDANT | 9/30/2024 | —      |

**CONTRACT — OTHER**

| CASE NO.   | INDEXED PARTY | TYPE      | DATE       | AMOUNT |
|------------|---------------|-----------|------------|--------|
| 2024-00492 | FOX LEDGE INC | PLAINTIFF | 10/03/2024 | —      |
| 2024-00492 | PETCON INC    | DEFENDANT | 10/03/2024 | —      |

**MISCELLANEOUS — OTHER**

| CASE NO.   | INDEXED PARTY  | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2024-00484 | ASSOCIATION OF PROPERTY OWNERS<br>OF THE HIDEOUT INC | PLAINTIFF | 9/30/2024 | —      |
| 2024-00484 | B G REALTY LLC                                       | DEFENDANT | 9/30/2024 | —      |
| 2024-00485 | ASSOCIATION OF PROPERTY OWNERS<br>OF THE HIDEOUT INC | PLAINTIFF | 9/30/2024 | —      |
| 2024-00485 | B G REALTY LLC                                       | DEFENDANT | 9/30/2024 | —      |
| 2024-00486 | ASSOCIATION OF PROPERTY OWNERS<br>OF THE HIDEOUT INC | PLAINTIFF | 9/30/2024 | —      |
| 2024-00486 | B G REALTY LLC                                       | DEFENDANT | 9/30/2024 | —      |

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

| CASE NO.   | INDEXED PARTY                 | TYPE      | DATE       | AMOUNT |
|------------|-------------------------------|-----------|------------|--------|
| 2024-00490 | TRUIST BANK                   | PLAINTIFF | 10/01/2024 | —      |
| 2024-00490 | SCHUMAN MICHAEL J             | DEFENDANT | 10/01/2024 | —      |
| 2024-00490 | KJERA JESSICA                 | DEFENDANT | 10/01/2024 | —      |
| 2024-00495 | U S BANK NATIONAL ASSOCIATION | PLAINTIFF | 10/04/2024 | —      |
| 2024-00495 | MORRIS DEANA                  | DEFENDANT | 10/04/2024 | —      |
| 2024-00495 | VASAPOLLI JOSEPH A            | DEFENDANT | 10/04/2024 | —      |

**REAL PROPERTY — QUIET TITLE**

| CASE NO.   | INDEXED PARTY                  | TYPE      | DATE       | AMOUNT |
|------------|--------------------------------|-----------|------------|--------|
| 2024-00493 | DELAWARE RIVER PRESERVATION CO | PLAINTIFF | 10/03/2024 | —      |
| 2024-00493 | LC FINS INC                    | DEFENDANT | 10/03/2024 | —      |

**TORT — MOTOR VEHICLE**

| CASE NO.   | INDEXED PARTY   | TYPE      | DATE       | AMOUNT |
|------------|-----------------|-----------|------------|--------|
| 2024-00496 | COOK VIRGINIA   | PLAINTIFF | 10/04/2024 | —      |
| 2024-00496 | VANICHEK JOSHUA | DEFENDANT | 10/04/2024 | —      |

---

**MORTGAGES AND DEEDS**

---

*RECORDED FROM SEPTEMBER 23, 2024 TO SEPTEMBER 27, 2024  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

---

**MORTGAGES**

|  |   |
|--|---|
| Information: 260,000.00<br>Mortgagor: FEAKINS, CHAD AUSTIN<br>2 - CARACHILO, MOLLY R | Consideration: \$260,000.00<br>Mortgagee: NOVUS HOME MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Municipality<br>CHERRY RIDGE TOWNSHIP   |
| Information: 328,503.00<br>Mortgagor: CONWAY, DENNIS P<br>2 - CONWAY, JESSICA N      | Consideration: \$328,503.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>2 - USAA FEDERAL SAVINGS BANK<br>3 - U S A A FEDERAL SAVINGS BANK |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Municipality<br>PAUPACK TOWNSHIP  |
| Information: 130,000.00<br>Mortgagor: EBERT, THOMAS C<br>2 - EBERT, TAMLYN J         | Consideration: \$130,000.00<br>Mortgagee: HONESDALE NATIONAL BANK   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Municipality<br>TEXAS TOWNSHIP  |
| Information: 240,000.00<br>Mortgagor: SLACK, MICHAEL<br>2 - PIAZZA, DEBRA            | Consideration: \$240,000.00<br>Mortgagee: NBT BANK<br>2 - N B T BANK  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Municipality<br>SALEM TOWNSHIP  |
| Information: 140,000.00<br>Mortgagor: DUFFY, MARIANNA<br>2 - DUFFY, THOMAS           | Consideration: \$140,000.00<br>Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>2 - ROCKET MORTGAGE   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Municipality<br>PAUPACK TOWNSHIP  |
| Information: 190,000.00<br>Mortgagor: MORALES, JOSE<br>2 - MORALES, MARISOL          | Consideration: \$190,000.00<br>Mortgagee: NBT BANK<br>2 - N B T BANK  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Municipality<br>SALEM TOWNSHIP  |

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

Information: 294,500.00  
 Mortgagor: BROWN, PAUL E  
 2 - BROWN, DONNA M

Consideration: \$294,500.00  
 Mortgage: GUARDIAN MORTGAGE  
 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 PAUPACK TOWNSHIP

Information: 222,376.00  
 Mortgagor: NOLDY, JUDITH A  
 2 - HIBBS, JASON G

Consideration: \$222,376.00  
 Mortgage: HIBBS, GEORGE G  
 2 - HIBBS, LINDSAY A

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 PALMYRA TOWNSHIP

Information: 199,500.00  
 Mortgagor: MACDONALD, JASON  
 2 - MACDONALD, TARA

Consideration: \$199,500.00  
 Mortgage: NEWREZ LLC  
 2 - NEWREZ L L C  
 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 SALEM TOWNSHIP

Information: 492,000.00  
 Mortgagor: OTTAVIANO, ANTHONY

Consideration: \$492,000.00  
 Mortgage: PROSPERITY HOME MORTGAGE  
 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Municipality  
 PAUPACK TOWNSHIP

Information: 125,000.00  
 Mortgagor: HILL, JESSICA TAYLOR  
 2 - FRANKLIN, LOGAN PAUL

Consideration: \$125,000.00  
 Mortgage: NOVUS HOME MORTGAGE  
 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit  
 1 - N/-A  
 2 - N/-A

Municipality  
 HAWLEY BOROUGH  
 PALMYRA 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](http://www.OlsommerClarke.com)**

|  |  |
|--|--|
| Information: 221,822.00<br>Mortgagor: RIKAAZ ESTATES LLC<br>2 - RIKAAZ ESTATES L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A            | Consideration: \$221,822.00<br>Mortgagee: GROUND FLOOR CREDIT ONE<br><br>Municipality<br>LAKE TOWNSHIP   |
| Information: 378,179.00<br>Mortgagor: DAKIN, PAUL<br>2 - DAKIN, JACLYN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                          | Consideration: \$378,179.00<br>Mortgagee: DIME BANK<br><br>Municipality<br>STERLING TOWNSHIP   |
| Information: 188,237.00<br>Mortgagor: SCHUELIE, DONNA MARIE<br>2 - EMERSON, JEFFREY MICHAEL<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$188,237.00<br>Mortgagee: UNITED WHOLESALE MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br><br>Municipality<br>LAKE TOWNSHIP  |
| Information: 380,000.00<br>Mortgagor: CAVAGE, MICHAEL W<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$380,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>HONESDALE BOROUGH   |
| Information: 305,000.00<br>Mortgagor: EISELE, KURT W<br>2 - EISELE, JANET B<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                     | Consideration: \$305,000.00<br>Mortgagee: CITIZENS BANK<br><br>Municipality<br>BERLIN TOWNSHIP   |
| Information: 55,000.00<br>Mortgagor: LUBEN, ERIC M<br>2 - LUBEN, JERILYN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                        | Consideration: \$55,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br><br>Municipality<br>DAMASCUS TOWNSHIP  |
| Information: 60,000.00<br>Mortgagor: KROMKO, JUSTIN<br>2 - KROMKO, CASEY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                        | Consideration: \$60,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br><br>Municipality<br>CANAAN TOWNSHIP  |
| Information: 247,059.00<br>Mortgagor: WHITE, JAMIE<br>2 - WHITE, TARA<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                       | Consideration: \$247,059.00<br>Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC<br>2 - VILLAGE CAPITAL & INVESTMENT L L C<br>3 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br><br>Municipality<br>LEHIGH TOWNSHIP |
| Information: 196,000.00<br>Mortgagor: HAWKINS, ZACYRE<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                       | Consideration: \$196,000.00<br>Mortgagee: FAIRWAY INDEPENDENT MORTGAGE<br>CORPORATION<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br><br>Municipality<br>SALEM TOWNSHIP                                 |
| Information: 125,000.00<br>Mortgagor: GARCIA, ALAN G<br>2 - GARCIA, CONSTANCE M<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                 | Consideration: \$125,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br><br>Municipality<br>LAKE TOWNSHIP   |
| Information: 50,000.00<br>Mortgagor: JEFFERS, ANNA M<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$50,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>HONESDALE BOROUGH  |

|   |  |
|---|--|
| Information: 156,000.00<br>Mortgagor: PINZKA, FRANCIS<br>2 - PINZKA, KATHLEEN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$156,000.00<br>Mortgagee: KEYBANK NATIONAL ASSOCIATION<br><br>Municipality<br>LAKE TOWNSHIP  |
| Information: 300,000.00<br>Mortgagor: MECKE, JOSEPH J JR TR<br>2 - MECKE, TERI ANN TR<br>3 - JOSEPH MECKE REVOCABLE LIVING TRUST<br>4 - TERI ANN MECKE REVOCABLE LIVING TRUST<br>5 - MECKE, JOSEPH JR JR TR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$300,000.00<br>Mortgagee: WAYNE BANK<br><br>Municipality<br>MANCHESTER TOWNSHIP  |
| Information: 26,000.00<br>Mortgagor: MEGARGLE, MICHELE A<br>2 - MILENKOWIC, JOHN L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$26,000.00<br>Mortgagee: DIME BANK<br><br>Municipality<br>DREHER TOWNSHIP  |
| Information: 40,000.00<br>Mortgagor: CORDARO, JOSEPH<br>2 - CORDARO, KELLY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$40,000.00<br>Mortgagee: DIME BANK<br><br>Municipality<br>TEXAS TOWNSHIP 1 & 2   |
| Information: 150,000.00<br>Mortgagor: BILLITTERI, EDWARD<br>2 - BILLITTERI, MICHELLE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$150,000.00<br>Mortgagee: HARTFORD FUNDING<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br><br>Municipality<br>LAKE TOWNSHIP |
| Information: 30,000.00<br>Mortgagor: EDELMANN, JONATHAN<br>2 - EDELMANN, SONALE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$30,000.00<br>Mortgagee: DIME BANK<br><br>Municipality<br>PALMYRA TOWNSHIP   |
| Information: 48,464.80<br>Mortgagor: STARK SPENCER REAL ESTATE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$48,464.80<br>Mortgagee: DIME BANK<br><br>Municipality<br>CLINTON TOWNSHIP 1   |
| Information: 185,500.00<br>Mortgagor: OMERNIK, SYLWIA MONIKA<br>2 - HAND, JOSH<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$185,500.00<br>Mortgagee: PENN COMMUNITY BANK<br><br>Municipality<br>LAKE TOWNSHIP   |
| Information: 194,250.00<br>Mortgagor: QUINNAN, ANTHONY<br>2 - QUINNAN, BRENDA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$194,250.00<br>Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP                            |
| Information: 221,000.00<br>Mortgagor: DEAL HOUSE CAPITAL FUND II LLC<br>2 - DEAL HOUSE CAPITAL FUND II L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$221,000.00<br>Mortgagee: KIAVI FUNDING INC<br><br>Municipality<br>CHERRY RIDGE TOWNSHIP   |
| Information: 140,000.00<br>Mortgagor: RADU, THEODOR VLADIMIR<br>2 - RADU, BRITT MEGAN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$140,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br><br>Municipality<br>PAUPACK TOWNSHIP  |

|  |   |
|--|---|
| Information: 75,000.00<br>Mortgagor: HATHAWAY, CONSTANCE L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$75,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>PALMYRA TOWNSHIP  |
| Information: 213,120.00<br>Mortgagor: KENNEDY, JAY IRVING<br>2 - KENNEDY, MAUREEN MELISSA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$213,120.00<br>Mortgagee: CROSSCOUNTRY MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>LAKE TOWNSHIP |
| Information: 180,000.00<br>Mortgagor: SEVEN ZERO ORCHARD HILL APARTMENTS LLC<br>2 - SEVEN ZERO ORCHARD HILL APARTMENTS<br>L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A | Consideration: \$180,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>OREGON TOWNSHIP<br>BERLIN TOWNSHIP                             |
| Information: 180,000.00<br>Mortgagor: SMITH, SHELDON J<br>2 - SMITH, ROXANNE K<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$180,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>HONESDALE BOROUGH  |
| Information: 256,500.00<br>Mortgagor: BERMAN, OLGA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$256,500.00<br>Mortgagee: DIME BANK<br>Municipality<br>SALEM TOWNSHIP   |
| Information: 220,000.00<br>Mortgagor: ROBINSON, SHANNON AKA<br>2 - ROBINSON, SHANNON L AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$220,000.00<br>Mortgagee: COMMUNITY BANK<br>Municipality<br>TEXAS TOWNSHIP 1 & 2  |

## DEEDS

|   |  |
|---|--|
| Information:<br>Grantor: SNOWMAN, MARGARET K<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A     | Consideration: \$1.00<br>Grantee: MARGARET SNOWMAN IRREVOCABLE TRUST<br>Municipality<br>LEHIGH TOWNSHIP                                    |
| Information: LOT 147<br>Grantor: UBRI, MILAGROS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$10.00<br>Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC<br>Municipality<br>LEHIGH TOWNSHIP                                   |
| Information: LOT 148<br>Grantor: UBRI, MILAGROS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$10.00<br>Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC<br>Municipality<br>LEHIGH TOWNSHIP                                   |
| Information: LOT 650<br>Grantor: ASTON, GEORGE D<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$10.00<br>Grantee: BREEZEWOOD LAND DEVELOPMENT CO INC<br>Municipality<br>LEHIGH TOWNSHIP                                   |
| Information:<br>Grantor: SCHMIDT, FRANK H<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A        | Consideration: \$3,000.00<br>Grantee: MONTOYA, MARIA<br>2 - SUAREZ, MONICA M<br>3 - VILLA, KIMBERLY<br>Municipality<br>MANCHESTER TOWNSHIP |

|  |  |
|--|--|
| Information:<br>Grantor: SCHMIDT, FRANK H  | Consideration: \$2,000.00<br>Grantee: MONTOYA, MARIA<br>2 - SUAREZ, MONICA M<br>3 - VILLA, KIMBERLY                      |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>MANCHESTER TOWNSHIP  |
| Information:<br>Grantor: SCHMIDT, FRANK H  | Consideration: \$2,000.00<br>Grantee: MONTOYA, MARIA<br>2 - SUAREZ, MONICA M<br>3 - VILLA, KIMBERLY                      |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>MANCHESTER TOWNSHIP  |
| Information:<br>Grantor: LAPOINT, JILL M TR<br>2 - JAMES LAPOINT IRREVOCALBE FAMILY TRUST<br>3 - MARY ELLEN LAPOINT IRREVOCALBE FAMILY TRUST   | Consideration: \$325,000.00<br>Grantee: FEAKINS, CHAD AUSTIN<br>2 - CARACHILLO, MOLLY R                                  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>CHERRY RIDGE TOWNSHIP  |
| Information: LOT 374<br>Grantor: PATCHOSKI, WILLIAM J<br>2 - PATCHOSKI, THERESA  | Consideration: \$1.00<br>Grantee: PATCHOSKI, WILLIAM J TR<br>2 - PATCHOSKI, THERESA ANN TR<br>3 - PATCHOSKI LIVING TRUST |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>SALEM TOWNSHIP   |
| Information: LOT 54<br>Grantor: BOWMAN, MELVIN L<br>2 - BOWMAN, LYNN M   | Consideration: \$344,225.00<br>Grantee: CONWAY, DENNIS P<br>2 - CONWAY, JESSICA N  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: FRISBIE, JAMES S<br>2 - FRISBIE, NICOLE L   | Consideration: \$1.00<br>Grantee: FRISBIE, NICOLE L  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>HONESDALE BOROUGH  |
| Information: PARCEL A B C D E<br>Grantor: ZURAVNSKY, PAUL M  | Consideration: \$1.00<br>Grantee: ZURAVNSKY, PAUL M  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LEBANON TOWNSHIP   |
| Information: PARCEL 14<br>Grantor: CAMPBELL, ORRETT  | Consideration: \$310,000.00<br>Grantee: BROWN, PAUL E<br>2 - BROWN, DONNA M  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PAUPACK TOWNSHIP   |
| Information: LOT 3848<br>Grantor: CHU, TONI MARIE<br>2 - CARDILLO, STACIE<br>3 - BARCIA, WENDY<br>4 - JOHNSON, LAURIE<br>5 - GEFFNER, CINDY<br>6 - BROWN, ALEXANDER<br>7 - BROWN, COURTNEY<br>8 - BROWN, GRIFFIN | Consideration: \$1.00<br>Grantee: CHAPMAN FAMILY ENTERPRISES LLC<br>2 - CHAPMAN FAMILY ENTERPRISES L L C                 |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LAKE TOWNSHIP  |
| Information: LOT 37<br>Grantor: GRAHAM FAMILY TRUST<br>2 - GRAHAM, ALAN C JR TR<br>3 - GRAHAM, BARBARA TR  | Consideration: \$230,000.00<br>Grantee: DRIMONES, NICHOLAS<br>2 - DRIMONES, JENNIFER                                     |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PAUPACK TOWNSHIP   |



|  |  |
|--|--|
| Information: LOT 488<br>Grantor: BRENNAN, SCOTT<br>2 - WEBER, LORI<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$330,000.00<br>Grantee: WALKER, WARREN PATRICK<br><br>Municipality<br>PAUPACK TOWNSHIP   |
| Information: LOT 2698<br>Grantor: NIGRO, MICHAEL J<br>2 - MIRANDA, BENIGNO<br>3 - NIGRO, BENIGNO<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: NIGRO, MICHAEL J<br>2 - NIGRO, BENIGNO<br><br>Municipality<br>LAKE TOWNSHIP                                    |
| Information:<br>Grantor: S OSECKSI HOMES<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: OSECKI, STEFAN<br>Municipality<br>SALEM TOWNSHIP   |
| Information: LOT 1<br>Grantor: OHORA, MARTIN J JR<br><br>2 - OHORA, MARTIN J V<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: MARLENE ERTINGSHAUSEN REVOCABLE LIVING TRUST<br>2 - ERTINGSHAUSEN, GERHARD TR<br>Municipality<br>LAKE TOWNSHIP |
| Information: LOT 60<br>Grantor: HIBBS, GEORGE G<br>2 - HIBBS, LINDSAY A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$222,376.00<br>Grantee: NOLDY, JUDITH A<br>2 - HIBBS, JASON G<br>Municipality<br>PALMYRA TOWNSHIP                                |
| Information: LOT 11<br>Grantor: CSMC TWO ZERO ONE EIGHT RPLNINE TRUST BY AF<br>2 - SELECT PORTFOLIO SERVICING INC AF<br>3 - C S M C TWO ZERO ONE EIGHT R P L NINE TRUST BY AF<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$122,000.00<br>Grantee: SHIPPEE, ETHAN<br>2 - DODSON, MEGAN<br><br>Municipality<br>PAUPACK TOWNSHIP                              |
| Information: LOT 2531<br>Grantor: PONTOSKY, COREY<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$285,000.00<br>Grantee: MACDONALD, JASON<br>2 - MACDONALD, TARA<br>Municipality<br>SALEM TOWNSHIP                                |
| Information: LOT 87<br>Grantor: SHIELDS, JAMES<br>2 - CAVANAGH, EILEEN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$615,000.00<br>Grantee: OTTAVIANO, ANTHONY<br><br>Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: VANDERWALL, ROBERT BY AF<br>2 - BURCH, ROBIN DOMM AF<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$50,000.00<br>Grantee: ANDERSEN, MARK<br><br>Municipality<br>PALMYRA TOWNSHIP  |
| Information:<br>Grantor: GILLETTE, RONALD D TR<br>2 - RONALD D GILLETTE REVOCABLE TRUST<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A   | Consideration: \$200,000.00<br>Grantee: HILL, JESSICA TAYLOR<br>2 - FRANKLIN, LOGAN PAUL<br>Municipality<br>HAWLEY BOROUGH<br>PALMYRA TOWNSHIP   |
| Information: LOT 209<br>Grantor: DOLAGHAN, THOMAS<br>2 - DOLAGHAN, CYNTHIA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$7,900.00<br>Grantee: HUNTER, DOUGLAS JR<br>2 - HUNTER, GLORIA<br>Municipality<br>LEHIGH TOWNSHIP                                |

|  |   |
|--|---|
| Information: LOT 211<br>Grantor: YUENGEL, RUSSELL W<br>2 - YUENGEL, BARBARA A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                   | Consideration: \$10,000.00<br>Grantee: HUNTER, DOUGLAS JR<br>2 - HUNTER, GLORIA<br>Municipality<br>LEHIGH TOWNSHIP  |
| Information: LOT 210<br>Grantor: YUENGEL, RUSSELL W<br>2 - YUENGEL, BARBARA A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                   | Consideration: \$4,000.00<br>Grantee: HUNTER, DOUGLAS JR<br>2 - HUNTER, GLORIA<br>Municipality<br>LEHIGH TOWNSHIP   |
| Information:<br>Grantor: MILLER, GWEN GUMBLE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: EHASZ, LAURIE GUMBLE<br>2 - EHASZ, TODD C<br>Municipality<br>PALMYRA TOWNSHIP   |
| Information: LOT 2937<br>Grantor: NOYE, LIGIA EST<br>2 - CAPASSO, LIGIA ADM<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                     | Consideration: \$200,000.00<br>Grantee: RIKAAZ ESTATES LLC<br>2 - RIKAAZ ESTATES L L C<br>Municipality<br>LAKE TOWNSHIP   |
| Information: LOT 30<br>Grantor: MASTRO, BENJAMIN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$500.00<br>Grantee: RODRIGUEZ, JAVIER<br>Municipality<br>STERLING TOWNSHIP  |
| Information: LOT 70<br>Grantor: WHEELER, MELVIN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$10,000.00<br>Grantee: DAKIN, PAUL<br>2 - DAKIN, JACLYN<br>Municipality<br>STERLING TOWNSHIP  |
| Information: LOT 2733<br>Grantor: SCHNEIDER, DONALD V<br>2 - SCHNEIDER, JUDITH A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                | Consideration: \$220,000.00<br>Grantee: EMERSON, JEFFREY MICHAEL<br>2 - SCHUELIE, DONNA MARIE<br>Municipality<br>LAKE TOWNSHIP  |
| Information:<br>Grantor: ANTLER RIDGE HOLDINGS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$475,000.00<br>Grantee: CAVAGE, MICHAEL W<br>Municipality<br>HONESDALE BOROUGH  |
| Information: LOT 141<br>Grantor: RJJR<br>2 - R J J R<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: RUSSO, HENRY R<br>2 - RUSSO, ELAINE C<br>Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: CORBO, DIANNE<br>2 - CORBO, MATTHEW THOMAS<br>3 - CORBO, MICHAEL FRANK<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: CORBO, DIANNE TR<br>2 - DIANNE CORBO LIVING TRUST<br>Municipality<br>PRESTON TOWNSHIP   |
| Information:<br>Grantor: MADUS, PETER P<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: ROMAN CATHOLIC DIOCESE OF SCRANTON TR<br>2 - CATHOLIC FOUNDATION FOR THE DIOCESE<br>OF SCRANTON<br>3 - BAMBERA, JOSEPH CHARLES<br>Municipality<br>LAKE TOWNSHIP |

|  |   |
|--|---|
| Information:<br>Grantor: YANCHUCK, KRISTEN                                 | Consideration: \$136,000.00<br>Grantee: ORLUCK, JOHN CHARLES JR<br>2 - ORLUCK, CHRISTINE LAURA                            |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>LEHIGH TOWNSHIP   |
| Information: LOT 238<br>Grantor: PRENTICE, LUBA M<br>2 - TETREAULT, LUBA M | Consideration: \$3,500.00<br>Grantee: HOLLAND, AMANDA<br>2 - FOGLE, GARY  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>SALEM TOWNSHIP  |
| Information: LOT 1037<br>Grantor: COOPER, SAMUEL E<br>2 - COOPER, ELAINE   | Consideration: \$225,000.00<br>Grantee: RINALDI, PAUL   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>SALEM TOWNSHIP  |
| Information: LOT 2<br>Grantor: LIPPAY, LAURAL                              | Consideration: \$425,000.00<br>Grantee: BEALL, CHARLES<br>2 - BEALL, IVON   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>DREHER TOWNSHIP   |
| Information: LOT 17<br>Grantor: HUFFMAN, JASON M<br>2 - HUFFMAN, JACLYN M  | Consideration: \$15,000.00<br>Grantee: SNIP<br>2 - S N I P  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>PAUPACK TOWNSHIP  |
| Information: LOT 121<br>Grantor: PIPERNO, GREGG<br>2 - PIPERNO, CAROL      | Consideration: \$14,500.00<br>Grantee: SNIP<br>2 - S N I P  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>PAUPACK TOWNSHIP  |
| Information: LOT 147<br>Grantor: GORELIK, DANIEL<br>2 - GORELIK, OLEG      | Consideration: \$1.00<br>Grantee: GORELIK, DANIEL<br>2 - GORELIK, OLEG  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>SALEM TOWNSHIP  |
| Information:<br>Grantor: KIREEV, IGOR<br>2 - KIREEVA, VERA                 | Consideration: \$24,000.00<br>Grantee: SMITH, JOHN<br>2 - SMITH, JAMI   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>PAUPACK TOWNSHIP  |
| Information: LOT 59R<br>Grantor: ZIPPERLEN, JAMES JR                       | Consideration: \$1.00<br>Grantee: ZIPPERLEN, JAMES JR   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>PAUPACK TOWNSHIP  |
| Information: LOT 1631<br>Grantor: NIX, MASON P                             | Consideration: \$248,500.00<br>Grantee: KIRTLAND, RONALD<br>2 - RIVERAKIRTLAND, ESQUIVEL<br>3 - KIRTLAND, ESQUIVEL RIVERA |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>LAKE TOWNSHIP   |
| Information: LOT 706R<br>Grantor: STEINDEL, MONIKA<br>2 - KENIA, MONIKA R  | Consideration: \$245,000.00<br>Grantee: HAWKINS, ZACYRE   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>SALEM TOWNSHIP  |
| Information:<br>Grantor: ZINAMAN, MILDRED                                  | Consideration: \$82,500.00<br>Grantee: LACORTE, JOSEPH C<br>2 - LACORTE, MARYANNE   |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                 | Municipality<br>MANCHESTER TOWNSHIP   |

|  |  |
|--|--|
| Information: LOT 21<br>Grantor: JONES, DON ROBERT<br>2 - JONES, CONSTANCE C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                       | Consideration: \$240,000.00<br>Grantee: DOYLE, WILLIAM J II<br>2 - DOYLE, BETH<br>Municipality<br>PAUPACK TOWNSHIP   |
| Information: LOT 6<br>Grantor: GRUNER, MICHAEL C<br>2 - GRUNER, JANICE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: MICHAEL GRUNER IRREVOCABLE FAMILY TRUST<br>2 - JANICE GRUNER IRREVOCABLE FAMILY TRUST<br>Municipality<br>CHERRY RIDGE TOWNSHIP |
| Information:<br>Grantor: WILCOX, JANNETTE<br>2 - CHRISTMAN, KIMBERLY<br>3 - ROMANCE, JONATHAN<br>4 - PAULER, TODD<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: CHRISTMAN, KIMBERLY<br>2 - WILCOX, JANNETTE<br>Municipality<br>CLINTON TOWNSHIP  |
| Information: LOT 405<br>Grantor: NOWICKY, DENISE ELLEN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: NOWICKY, JOHN 0 TR<br>2 - NOWICKY FAMILY TRUST OF TWO ZERO TWO FOUR<br>Municipality<br>SALEM TOWNSHIP                          |
| Information:<br>Grantor: ROARK, WARREN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1,600,000.00<br>Grantee: SCHWARTZ, ADAM<br>Municipality<br>PAUPACK TOWNSHIP   |
| Information:<br>Grantor: BAHAN, THOMAS<br>2 - BAHAN, KRISTY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: OROZCO, JESZABEL<br>2 - OROZCO, JIMMY<br>Municipality<br>DREHER TOWNSHIP   |
| Information:<br>Grantor: BORUTA, JEFFREY<br>2 - BORUTA, LORI<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: BORUTA, JONATHAN TY<br>Municipality<br>LEHIGH TOWNSHIP   |
| Information: LOT 8<br>Grantor: LETO, NANCY H<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$700,000.00<br>Grantee: BILLITTERI, EDWARD<br>2 - BILLITTERI, MICHELLE<br>Municipality<br>LAKE TOWNSHIP  |
| Information: LOT 2850<br>Grantor: CHANCER, ALAN M<br>2 - NG, LAI HA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: CHANCER, ALAN M<br>2 - NG, LAI HA<br>3 - CHANCER, JACQUELINE N<br>4 - CHANCER, KATHERINE H<br>Municipality<br>LAKE TOWNSHIP    |
| Information:<br>Grantor: JOCAR INVESTMENTS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$105,000.00<br>Grantee: MURPHY, JEFFREY<br>2 - MURPHY, MARIE<br>Municipality<br>LAKE TOWNSHIP  |

|   |  |
|---|--|
| Information:<br>Grantor: KARNICK, PETER EST<br>2 - KARNICK, DANIEL P EXR AKA<br>3 - KARNICK, DANIEL PETER EXR AKA<br>4 - KARNICK, WILLIAM<br>5 - BRACE, RANDAL AKA<br>6 - BRACE, RANDALL AKA<br>7 - BRACE, DIANE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: HERZOG, JOSHUA D<br>2 - SCHNEIDER, KAITLYN V<br>3 - HERZOG, MITCHELL J<br>4 - GREEN, JENNIFER J<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP |
| Information:<br>Grantor: LACKNER, DENNIS FINN EXR<br>2 - LACKNER, MARTHA P EST AKA<br>3 - LACKNER, MARTHA PHILLIPS EST AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: LACKNER, DENNIS FINN<br><br>Municipality<br>SCOTT TOWNSHIP   |
| Information: LOT A<br>Grantor: GOMBITA, JOSEPH A<br>2 - GOMBITA, LISA L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: FENWICK, WILLIAM<br>2 - FENWICK, SANDRA<br><br>Municipality<br>WAYMART BOROUGH   |
| Information:<br>Grantor: FENWICK, WILLIAM<br>2 - FENWICK, SANDRA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A<br>3 - N/-A   | Consideration: \$1.00<br>Grantee: FENWICK, WILLIAM<br>2 - FENWICK, SANDRA<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP<br>CANAAN TOWNSHIP<br>WAYMART BOROUGH                   |
| Information:<br>Grantor: BRITT, RANDY AKA<br>2 - BRITT, RANDY J AKA<br>3 - BRITT, MICHELE AKA<br>4 - BRITT, MICHELE M AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$25,000.00<br>Grantee: GAINING GROUND ASSETS LP<br>2 - GAINING GROUND ASSETS L P<br><br>Municipality<br>MOUNT PLEASANT TOWNSHIP                                |
| Information:<br>Grantor: EFFECTUS CLOTHING<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$129,900.00<br>Grantee: CENTRALIZED HOUSING<br><br>Municipality<br>HONESDALE BOROUGH   |
| Information: LOT A<br>Grantor: SHYLKOFSKI, FRANK<br>2 - SHYLKOFSKI, SHANNON<br>3 - STINNARD, SHANNON SUE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: SHYLKOFSKI, FRANK<br>2 - SHYLKOFSKI, SHANNON<br><br>Municipality<br>TEXAS TOWNSHIP 1 & 2   |
| Information:<br>Grantor: PIERCY, FRANKLIN J EST<br>2 - PIERCY, GERALD L ADM<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$69,000.00<br>Grantee: VANWHY, SABINE<br><br>Municipality<br>BERLIN TOWNSHIP   |
| Information:<br>Grantor: MERCADO, ALEX<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$4,800.00<br>Grantee: DUQUEMEJIA, FRANCIS J<br>2 - MEJIA, FRANCIS J DUQUE<br>3 - BARILLAS, JOSE F MONZON<br><br>Municipality<br>MANCHESTER TOWNSHIP            |

|  |  |
|--|--|
| Information: LOT 3732<br>Grantor: KIEWEL, SYLWIA<br>2 - ZELASKO, ADRIEAN AKA<br>3 - ZELASKO, ADRIAN AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$265,000.00<br>Grantee: OMERNIK, SYLWIA MONIKA<br>2 - HAND JOSH<br><br>Municipality<br>LAKE TOWNSHIP                                 |
| Information:<br>Grantor: MASEYKO, ANDREW J<br>2 - MASEYKO, BEVERLY A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$259,000.00<br>Grantee: QUINNAN, ANTHONY<br>2 - QUINNAN, BRENDA<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP                         |
| Information: LOT 15<br>Grantor: WILLIAMS, DAVID THOMAS III<br>2 - WILLIAMS, TAMMIE D<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$210,000.00<br>Grantee: DEAL HOUSE CAPITAL FUND II<br><br>Municipality<br>CHERRY RIDGE TOWNSHIP                                      |
| Information: LOT 92<br>Grantor: STAHLEY, MARK H<br>2 - STAHLEY, EVA B<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$266,400.00<br>Grantee: KENNEDY, JAY I<br>2 - KENNEDY, MAUREEN MELISSA<br><br>Municipality<br>LAKE TOWNSHIP                          |
| Information: LOT 17<br>Grantor: SCHULTZ, GERTRUDE A EST<br>2 - HAZEN, LINDA ANN EXR<br>3 - HAZEN, LINDA ANN<br>4 - CLARK, THERESA<br>5 - HAGER, ROSE<br>6 - SCHULTZ, LAWRENCE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: SCHULTZ, LAWRENCE<br><br>Municipality<br>HAWLEY BOROUGH  |
| Information: LOT 727<br>Grantor: ESTUS, TROY DAVID<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$5,000.00<br>Grantee: KNOUSE, JOSEPH J JR<br>2 - HUYNHKNOUSE, TRACY<br>3 - KNOUSE, TRACY HUYNH<br><br>Municipality<br>SALEM TOWNSHIP |
| Information: LOT 725<br>Grantor: ESTUS, TROY DAVID<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$5,000.00<br>Grantee: KNOUSE, JOSEPH J JR<br>2 - HUYNHKNOUSE, TRACY<br>3 - KNOUSE, TRACY HUYNH<br><br>Municipality<br>SALEM TOWNSHIP |
| Information: LOT 728A<br>Grantor: ESTUS, TROY DAVID<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$2,500.00<br>Grantee: NGUYEN, BRIAN NIXON<br><br>Municipality<br>SALEM TOWNSHIP  |
| Information: LOT B<br>Grantor: RAGING BULL ROD & GUN CLUB INC<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$8,230.00<br>Grantee: DICKHUT, BRANKO<br><br>Municipality<br>OREGON TOWNSHIP   |
| Information:<br>Grantor: DICKHUT, BRANKO<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: DICKHUT, BRANKO<br><br>Municipality<br>OREGON TOWNSHIP   |
| Information:<br>Grantor: GUSTIN, DAVID A<br>2 - GUSTIN, CHRISTINE L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A   | Consideration: \$170,000.00<br>Grantee: SEVEN ZERO ORCHARD HILL APARTMENTS<br><br>Municipality<br>OREGON TOWNSHIP<br>BERLIN TOWNSHIP                 |

|   |  |
|---|--|
| Information:<br>Grantor: CURRENT PROPERTY & DEVELOPMENT<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$91,500.00<br>Grantee: GONZALEZ, CAROL<br>Municipality<br>HONESDALE BOROUGH                              |
| Information: LOT 66 6<br>Grantor: VANDERWEIDE, JOSEPH A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$1.00<br>Grantee: VANDERWEIDE, JOSEPH A<br>2 - VANDERWEIDE, TIFFANY<br>Municipality<br>DAMASCUS TOWNSHIP |
| Information:<br>Grantor: CRAWFORD, ALAN L<br>2 - CRAWFORD, JANICE A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$50,000.00<br>Grantee: WITKOWSKI, KENNETH<br>2 - WITKOWSKI, MARK<br>Municipality<br>LAKE TOWNSHIP        |
| Information:<br>Grantor: KUTCH, NANCY A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$20,000.00<br>Grantee: EDWARDS, JEREMY<br>Municipality<br>SOUTH CANAAN TOWNSHIP                          |
| Information: LOT 34<br>Grantor: SCHULZ, KATHRYN L AKA EST<br>2 - SCHULZ, KATHRYN LINTHICUM AKA EST<br>3 - SCHULZ, KATHRYN AKA EST<br>4 - LINTHICUM, ELIZABETH DAWN AKA ADM<br>5 - LINTHICUM, ELIZABETH D AKA ADM<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: LINTHICUM, ELIZABETH [ ]<br>Municipality<br>SOUTH CANAAN TOWNSHIP                      |

---

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*October 21, 2024–October 25, 2024*

---

**Monday, October 21, 2024**

8:45 AM  
Smith v. Tavarez 158-2024-DR  
Custody Hearing  
Martin II/ Thomas

---

9:00 AM  
Arbitrations-Rechner  
376-2023-CV Capital One v . Hutchins Baroska/Rydzewski  
6-2024-CV Weatherwood v. Cook & Brister Treat/ Ellis  
24-2024-CV Portfolio v Potter Polas  
25-2024-CV Portfolio v. Mott Polas  
59-2024-CV UHG c. Befumo Tsarouhis  
119-2021-CV Woodland v. Higgins-Lee T.Farley/Bugaj  
441-2023-CV Big Bear POA v. Tigie Bresset/Pro Se  
115-2024-CV Zurich v. Settlers Wechsler/Bresset  
223-2023-CV Edwards v. Wallingford Krowiak/Martin  
682-2023-CV Fork Mountain Estates v. Stupar Bugaj/Howell  
119-2023-CV Elonka v Jandreau Ellis/Bugaj

1:00 PM  
De Novo Hearings  
306-2023-DR  
DeSantis v. DeSantis  
Bugaj/Katsock

---

1:00 PM – 1:30 PM  
DRO Contempt

**Tuesday, October 22, 2024**

8:30 AM  
Korb v. Korb 476-2023-DR  
Custody Pre-Trial  
Rechner/Bugaj

---

8:45 AM  
Swingle v. Swingle 219-2019-DR  
Custody Hearing  
Bugaj/Farrell/McCambridge

**Wednesday, October 23, 2024**

9:00 AM  
Central Court

---

9:00 AM  
Linde v Linde 209-2021-cv  
Pretrial Conf  
Fischer/Mulcahey/Hughes

---

9:30 AM  
Voto v. Voto 331-2023-DR  
Contempt  
J.Ellis/Turlip

---

10:00 AM  
McDevitt v. McDevitt 646-2017-DR  
Motion to withdraw as counsel  
Rechner/Bugaj

---

10:30 AM  
Bookin v. Bookin 179-2022-DR  
Petition for Conetmpt and Sanctions  
Devita/Cali

---

11:00 AM  
Sanchez v. Sanchez 135-2024-DR  
Contempt  
Thomas/Rechner



12:00 PM  
Drug Court Team Meeting

---

12:30 PM  
Drug Court

---

2:00 PM  
Hess v. Hess 197-2018-DR  
Hearing on Petition to Re-Open Divorce  
J. Ellis/Pro Se

### Thursday, October 24, 2024

9:00 AM  
Commonwealth Matters  
Sentencing 202-2024-CR Hentz, Laurie Collins  
Sentencing 193-2024-CR Scurto, Melissa Collins  
Sentencing 185-2024-CR Burchell, Michael Burlein  
Sentencing 161-2024-CR Mead, Lashaniva Burlein  
Sentencing 150-2024-CR Roca, Jose Campbell  
Sentencing 133-2024-CR Johnson, Jordan Farrell  
Sentencing 236-2024-CR Hinkle, Harrison Ackourey  
Sentencing 237-2024-CR Sesiato, Louis Treat  
Sentencing 190-2024-CR Pepe, Mike Collins  
Sentencing 182&183-2024-CR Swingle, Jeffrey Farrell  
Sentencing 189-2024-CR Siegel, Ronald Burlein  
Sentencing 3-2024-CR O'Connor, Robert Burlein  
Sentencing 43 & 44-2024-SA Cierkowski, Beth Burlein

---

1:00 PM  
Commonwealth Matters  
ARD 326-2024-CR Dowd, Ryan Bugaj  
GP 229-2024-CR Smith, Alex Baron  
GP 177-2023-CR Algermon, Shawn Baron  
GP 311-2024-CR Kenyon, Wayne Martin  
ARD 312-2024-CR MacMaster, Brian Campbell  
ARD 286-2024-CR Colon, Gabriel Watkins  
Contempt 31-2023-CR Dearie, Evan Lubin

---

2:00 PM  
Com v Algermon 177-2023-CR  
Motion in Limine Arg  
DA/Baron

---

2:00 PM  
Criminal Pre-Trials  
Ordered to appear:  
Harlos, William- CP-64-CR-0000221-2024  
Lyons, Tammy- CP-64-CR-0000240-2024  
Hall, David- CP-64-CR-0000211-2024  
Branning, David- CP-64-CR-0000279-2024  
Mason, Heather, 305-2024-CR

**Friday, October 25, 2024**

8:45 AM – 9:00 AM  
Sladicka v. Braxton 437-2022-DR  
Custody Pre-Trial  
Pro Se/Campbell

---

9:00 AM  
PFA

---

10:00 AM  
In Re: Estate of C.C.95-2024-OCD  
Petition for Adjudication of Incapacity and Appointment of Guardian of the  
Person and Estate  
Moran/Muir/McCambridge/Clause

---

11:00 AM  
Roche v. Roche 644-2016-DR  
Contempt  
Farrell/O'Hara

---

11:30 AM  
Cardone v. Graham 47-2024-DR  
Defendants Exceptions to master report  
Campbell/Pro Se

---

1:00 PM – 3:00 PM  
Canivan v Wayne County 281-2024-CV (SJ MUNLEY)  
NJ Trial

---

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*October 21, 2024–October 25, 2024*

---

**Monday, October 21, 2024**

9:00 AM  
State Farm v. Lakewood motor 427-2023-CV  
Argument on Motion for Partial Summary Judgment  
Martini/Kelly

---

9:00 AM  
Civil Pre-Trials  
9:00 State Farm v Lakewood Motor 427-2023-cv Martini/Kelly  
9:30 Mancuso v Leto 445-2023-cv Zimmer/Namey  
10:00 Dombroski v DJB Property 197-2023-CV Goldenziel/Coleman-  
Argument on Defendant motion in limine  
11:30 Beton Holdings v. Summit Camp & Simad 588-2023-CV  
Mulcahey/Weed -Argument on Plaintiff motion in limine

---

1:30 Romano v. Homesite Insurance 229-2023-CV S.Fisher/Rabinovich  
2:00 Vidov-Vakirlis v Ward 339-2022-cv Nealon/Brady  
2:30 Knapko v Faust et al 492-2021-cv Messinger/Zikoski/Francis &  
argument on Defendants Motions in limine

### **Tuesday, October 22, 2024**

9:00 AM – 2:30 PM  
Dependency  
9:00 Permanency Review 10-2024-DP K. K.  
Anderson/Martin II/Burlein/Franceski  
9:30 Permanency Review 24 & 25-2023-DP G. S. & D. F.  
Anderson/Collins/Moulton/Martin/Campbell  
10:00 Permanency Review 12-2023-DP S.K.  
Anderson/Rechner  
1:00 Permanency Review/Goal change 20 & 21-2023-DP T.D. & K. D.  
Henry/Collins/Campbell/Burlein

### **Wednesday, October 23, 2024**

9:00 AM  
Name Changes  
313-2024-CV In Re: Irwin Larson  
359-2024-CV In Re: Howell Larson

---

9:30 AM  
Foss v Paul's Auto Repair 248-2022-cv  
NJ hearing  
Killino/Henry

---

1:00 PM  
In Re: Estate of J.S. 131-2024-OCD  
Motion to Approve Sale  
B.Ellis

---

1:30 PM – 2:00 PM  
In Re: M. R. 2-2023-JV  
Placement Review hearing  
DA/Bugaj

---

2:00 PM  
Lamy v. Lopez 334-2024-CV  
Status Conference (Partition)  
Bugaj/Pro Se

### **Thursday, October 24, 2024**

9:00 AM – 3:30 PM  
Hemlepp v. Shammas 160-2023-OCD  
Hearing on Petition to rescind/revoke and set aside irrevocable trust  
Henry/Grabowski/Rydzewski

**Friday, October 25, 2024**

9:00 AM – 3:00 PM  
Hemlepp v. Shammas 160-2023-OCD  
Hearing on Petition to rescind/revoke and set aside irrevocable trust  
Henry/Grabowski/Rydzewski

---

**ARBITRATION ROOM CALENDAR**

*October 21, 2024–October 25, 2024*

---

**Wednesday, October 23, 2024**

9:00 AM  
O'Neil v O'Neil 581-2022-DR (Karam)  
Review Conf  
Weed/Pro se

---

1:00 PM  
Warnot v Anderson 319-2018-DR  
Custody Review & hearing  
Rechner/Thomas

---

**Friday, October 25, 2024**

9:00 AM  
Huber v Rosario 576-2023-DR  
Conciliation Conf (Karam)  
Ellis

---

9:30 AM – 4:00 PM  
Benton- Vitz v. Bronson 36-2023-DR  
Custody Hearing (Karam)  
Bugaj/J.Ellis

---

# Wayne County LEGAL JOURNAL

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

## 2024 LEGAL ADVERTISING RATES

**Incorporation Notices** \$45

*One (1) time insertion*

**Fictitious Name Registration** \$45

*One (1) time insertion*

**Petition for Change of Name** \$45

*One (1) time insertion*

All other notices will be billed at \$1.90 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](mailto:baileyd@ptd.net)

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

*Ad Changes subject to artwork adjustment fee, call for details*

### Subscription Rates

One Issue

Mailed Copy

Emailed Copy

\$5 per issue

\$100 per year

Free



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

**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@ellislawgroupcc.com  
www.ellislawgroupcc.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@ellislawgroupcc.com  
www.ellislawgroupcc.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*

**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.*

**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*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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.**

Howell & 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

---

**Steve Jennings, Esq.**

Jennings & Jennings, LLC  
570-253-5161  
sjesq@ptd.net  
303 Tenth Street  
Honesdale, PA 18431

---

**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

**Mark E. Moulton, Esq.**

570-775-9525  
markmoulton@moultonslaw.com  
693 PA 739, Hawley 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*

**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*

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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

rechmerc@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

rechnerh@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

---

**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*

---

**WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY**

---

**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