

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

JOURNAL

OF WAYNE COUNTY, PA



July 4, 2025
Vol. 15, No. 19
Honesdale, PA



IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES	10
CIVIL ACTIONS FILED	15
MORTGAGES & DEEDS	19
COURT CALENDAR	27
ATTORNEY DIRECTORY	32

Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



PA LEGAL ADS

© 2025 Legal Journal of Wayne County

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

P: 570-251-1512

F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President

John Martin, Esq.

Vice-President

Jessica Ellis, Esq.

Secretary

John Martin II, Esq.

Treasurer

Ethan Wood, Esq.

Court Administrator

Nicole Hendrix, Esq.

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

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

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

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

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

MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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

Subscription Rates

Per Year

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, Chairman

James Shook
Jocelyn Cramer

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Wayne County LEGAL JOURNAL

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

2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

Estate Notices \$125
Three (3) time insertion

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

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

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

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

General Advertising Rates

All Advertisements Are Pre-Pay

Subject to approval

Subject to space availability

Credit Cards accepted—Mastercard and Visa only.

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

Certain Restrictions Apply

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

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

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

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

Ad Changes subject to artwork adjustment fee, call for details

Subscription Rates

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



Full Page:
4" W X 7" H

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

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

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

LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Wayne P. Becker
AKA Wayne Paul Becker AKA
Wayne Becker
Late of Paupack Township
EXECUTOR
Karen B. Becker
33 East Shore Drive
Hawley, PA 18428
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of Alberta I. Swendsen
AKA Alberta Irene Swendsen AKA
Alberta Swendsen
Late of Damascus Township
EXECUTOR
Harvey L. Swendsen
721 Calkins Road
Milanville, PA 18443

ATTORNEY

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

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of Ada E. Biamonte
AKA Ada Elizabeth Biamonte
Late of Cherry Ridge Township
ADMINISTRATOR
Anthony Biamonte
4096 Upper Mountain Road
Furlong, PA 18925
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of Anthony Mackewicz
Late of Bethany Borough
EXECUTOR
Victor L. Mackewicz
7 Elaine Court
Califon, NJ 07830
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of Robert W. Dexter, Sr., a/k/a Robert William Dexter, Sr., a/k/a Robert W. Dexter, who died on July 29, 2023, late resident of Lee County, Florida 33909, to Shannon Dexter, a/k/a Shannon Lee Dexter, Executrix 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 Shannon Dexter, a/k/a Shannon Lee Dexter, Executrix, c/o the Law Offices of ALFRED J. HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Andrew Gambino, a/k/a Andy Gambino, who died on May 19, 2025, late resident of Equinunk, PA 18417, to Vilaipon Marie Gambino, Administratrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Vilaipon Marie

Gambino, Administratrix c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

7/4/2025 • 7/11/2025 • 7/18/2025

EXECUTOR'S NOTICE

ESTATE OF PASQUALE
IACOBELLI, a/k/a PAT
IACOBELLI, late of W. Palm
Beach, FL, and Wayne County,
Pennsylvania, deceased.

Letters testamentary on the above estate having been granted to the undersigned by the Wayne County Register of Wills, all persons indebted to the said estate are requested to make payment and those having claims to present same, without delay to James Iacobelli, 7900 Red River Road, W. Palm Beach, FL 33411, or to his attorneys, FARLEY & WEED, LLC, 2523 Route 6, Suite 1, Hawley, PA 18428.

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Patricia A. Stoeckle a/k/a Patricia Ann Stoeckle, Executrix of the Estate of Muriel F. Lindgren, late of Wayne County, Bethany, PA 18431, who died on April 11, 2025. All persons indebted to said Estate are required to make payment and those having claims or demands to

present the same without delay to the Executrix, Patricia A. Stoeckle a/k/a Patricia Ann Stoeckle, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Karen Burkavage, Executrix of the Estate of Catherine E. Bigart a/k/a Catherine E. Cottell Bigart a/k/a Catherine Cottell Bigart a/k/a Catherine Mahoney Cottell Bigart a/k/a Catherine M. Kelly, late of Wayne County, Honesdale, PA 18431, who died on May 28, 2025. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executrix, Karen Burkavage, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/4/2025 • 7/11/2025 • 7/18/2025

ESTATE NOTICE

Estate of Andrew Kelemen
Late of Lehigh Township
EXECUTOR
Laura Luzuriaga
49 Yellow Feather Path
Goudsboro, PA 18424

6/27/2025 • 7/4/2025 • 7/11/2025



ESTATE NOTICE

Estate of Alberta M. Silvi
Late of Honesdale Borough
ADMINISTRATOR
William Joseph, Jr., a/k/a William Charles Joseph, Jr.
787 Bethany Turnpike
Honesdale, PA 18431
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fischer, PC
308 9th St., PO Box 390
Honesdale, PA 18431

6/27/2025 • 7/4/2025 • 7/11/2025

ESTATE NOTICE

Estate of Patricia A. Figured
Late of Dreher Township
EXECUTOR
Carl E. Figured
91 Forks Bridge Road
Newfoundland, PA 18445
ATTORNEY
Job T. Stepanski, Esquire
183 Market St.
Kingston, PA 18704

6/27/2025 • 7/4/2025 • 7/11/2025

ESTATE NOTICE

Estate of Ethel M. Mihalís
AKA Ethel Mihalís
Late of Berlin Township
ADMINISTRATOR
James E. Mihalís a/k/a James Edward Mihalís
141 Dunn Road
Honesdale, PA 18431
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of James J. McCourt, a/k/a James McCourt, who died on August 6, 2023, late resident of Bergen County, New Jersey 07604, to Donna McCourt, 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 Donna McCourt, 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

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

Estate of Lois K. Keen
AKA Lois Keen
Late of Waymart Borough
EXECUTOR
Elizabeth Lombardi a/k/a Elizabeth
Susan Lombardi, Elizabeth S.
Bender
19 Elk Lake Drive
Waymart, PA 18472
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of STANLEY E. ROLSTON, late of Damascus Township, Wayne County, PA. Date of death December 21, 2024. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

In the Estate of Barbara Ann Connor aka Barbara Connor, of Mount Pleasant Township, Wayne County, Pennsylvania.

Letters Testamentary in the above estate have been granted to Michael Briechle. 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:

Michael Briechle, Esquire
Briechle Law Offices, P.C.
4 Chestnut Street
Montrose, PA 18801
Attorney for the Estate

6/20/2025 • 6/27/2025 • 7/4/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of CAROLYN KAY FUNK, late of Bethany, Wayne County, PA., Date of death March 29, 2025. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

6/20/2025 • 6/27/2025 • 7/4/2025

OTHER NOTICES

NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
WAYNE COUNTY, PA

CIVIL ACTION-LAW
NO. 2024-00389

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

WELLS FARGO BANK, N.A.,
Plaintiff
v.
CHRISTOPHER KINNEY;
ANGELA KINNEY,
Defendants

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

**COMPLAINT IN MORTGAGE
FORECLOSURE**

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

NOTICE

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

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

A LAWYER.

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

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

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

7/4/2025

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

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

**SHERIFF'S SALE
JULY 16, 2025**

By virtue of a writ of Execution instituted by: Commonwealth Capital, LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on

Wednesday the 16th day of July, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain piece or parcel of land situated in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Berlin Township Road (formerly Schoolhouse Road and now Upe Road), said point being a common corner of the lands of Grantor and now or formerly Moore (Deed Book 168, page 213); thence south 02 degrees 59 minutes east 216.0 feet to a pipe placed; thence south 79 degrees 53 minutes 30 seconds west 135.0 feet to a pin placed in the traveled way of Pennsylvania L.R. 63124, said point being a common corner of lands of Grantor and now or formerly Gerald Reining (Deed Book 264, page 348); thence north 00 degrees 59 minutes west 229.0 feet through an iron pin found to a point in the centerline of the aforementioned Township Road to an iron pin placed, said point being a common corner of lands of the aforementioned Reining and Grantor; thence along the center of the aforementioned Township Road north 85 degrees 15 minutes east 126.03 feet to the point and place of BEGINNING.

THE ABOVE premises are designated as parcel number 01-02-

40 on the tax maps of Berlin Township, Wayne County, Pennsylvania.

BEING the same premises which John Fitzgerald by deed dated August 21, 2020, and recorded in Wayne County Record Book 5780, page 163, granted and conveyed to BMI Plus, Inc., Mortgagor herein.

ADDRESS BEING KNOWN AS:
23 Village Road, Beach Lake, PA 18405

TAX PARCEL NO.: 01-0-0002-0040.-

Seized and taken in execution as property of:
BMI Plus, Inc. 2 Corbin Avenue,
Apt. 3L JERSEY CITY NJ 07306

Execution No. 500-Civil-2024
Amount Due: \$137,686.85 Plus
additional costs

May 15, 2025
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Janet L. Gold Esq.

6/20/2025 • 6/27/2025 • 7/4/2025

**SHERIFF'S SALE
JULY 23, 2025**

By virtue of a writ of Execution instituted by: U.S. Bank Trust N.A. not in it's Individual Capacity but Solely as Owner Trustee for RCF 2 Acquisition Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of July, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that certain piece or parcel of land situate in the Township of Texas, County of Wayne and State of Pennsylvania, bounded and described as follows:

Beginning in the center of Charles Street; thence South sixty-five (65) degrees East one hundred forty-two (142) feet along land of Peter Cooper to an iron pin; thence South fifty-three and one-half (53 ½) feet to a corner; thence North

seventy-nine and one-half (79 ½) degrees West one hundred sixty-nine (169) feet along lands of Albert Haggerty to the center of Charles Street; thence along the center of Charles Street, North twenty-four and one-half (24 ½) degrees East ninety and seven tenths (90.7) feet to the place of Beginning.

Being the same lands which Ronald M. Bugaj, Esquire, Agent for an Undisclosed Principal, by deed dated May 20, 2003 and recorded May 21, 2003 in Wayne County Record Book 2237, Page 62, granted and conveyed to Walter B. Barbe and Marilyn W. Barbe, his wife, the Grantors herein.

The premises above described are known and designated on the assessment records of Wayne County as Taxable No. 27-3-4-109.

BEING KNOWN AS: 18
CHARLES STREET WHITE
MILLS, PA 18473

PROPERTY ID: 27-3-0004-0109

TITLE TO SAID PREMISES IS
VESTED IN JUDY L. HEINLE
BY DEED FROM WALTER B.
BARBE AND MARILYN W.
BARBE, HUSBAND AND WIFE,
DATED OCTOBER 18, 2004
RECORDED OCTOBER 22, 2004
IN BOOK NO. 2625 PAGE 230
INSTUMENT NO. 200400012756

Seized and taken in execution as
property of:
Jarl M. Thunberg, Individually And
In His Capacity As Executor Of

The Estate Of Judy L. Heinle, ET
AL. 18 Charles
Street WHITE MILLS PA 18473

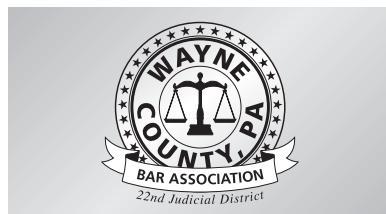
Execution No. 376-Civil-2024
Amount Due: \$83,144.81 Plus
additonal costs

April 24, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

6/27/2025 • 7/4/2025 • 7/11/2025



SHERIFF'S SALE JULY 30, 2025

By virtue of a writ of Execution instituted by: Pennymac Loan Services LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 30th day of July, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THOSE TWO CERTAIN lots, pieces or parcels of land situate and being in the Borough of Waymart, County of Wayne and Commonwealth of Pennsylvania.

DESCRIBED by reference to a Map of Property of Benj. F. Long in Map Book 117, Page 474. Being bounded and described as follows, to wit:

PARCEL ONE:

BEGINNING at a point at the Southwest corner of a piece of land now or formerly of Hattie J. Bodie with said point being an interior point located South twenty (20) degrees, twenty-seven (27) minutes West a distance of one hundred fifty (150) feet from the Southwesterly side of South Street Thence, from said point and extending South sixty-nine (69) degrees, thirty-three (33) minutes East a distance of one hundred nineteen and six-tenths (119.6) feet to a point, thence, extending

South fifty (50) degrees, twenty-seven (27) minutes West a distance of ninety-nine and two-tenths (99.2) feet to a point, thence, extending North sixty-nine (69) degrees, thirty-three (33) minutes West and parallel with the first course a distance of seventy (70) feet to the Southeast corner and line of lands now or formerly of Amos Gears; thence, extending along said lands, North twenty (20) degrees, twenty-seven (27) minutes East a distance of eighty-six (86) feet to the point and place of BEGINNING.

Tax Map No. 28-0-0007-0033.-

PARCEL TWO:

Being a parcel of land laying between property now or formerly of Edward Ginda as described above and a property line parallel with the center line of Merwin Street and located twenty-five (25) feet distant from the center line of Merwin Street and with said property line being located between said Merwin Street and the premises of said Ginda lands as Described above.

Tax Map No. 28-0-0007-0034.-.

BEING THE SAME PREMISES which Matthew Ferraro and Dorisa Minor, n/b/m Dorisa Ferraro, by Deed dated 2/4/2022 and recorded in the Office of the Recorder of Deeds of Wayne County on 2/16/2022 in Deed Book Volume 6085, Page 81, granted and conveyed unto Anthony Carachilo.

BEING known as 15 Merwin
Street, Waymart, Pennsylvania
18472 .

PARCEL # 28-0-0007-0033.- and
28-0-0007-0034.-

Seized and taken in execution as
property of:

Anthony Carachilo 15 Merwin
Street WAYMART PA 18472

Execution No. 164-Civil-2025
Amount Due: \$161,872.77 Plus
additonal costs

May 1, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

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

Harry B. Reese, Esq.

7/4/2025 • 7/11/2025 • 7/18/2025

CIVIL ACTIONS FILED

FROM JUNE 14, 2025 TO JUNE 20, 2025
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2009-00427	MERRILL DANIEL	6/16/2025 12:05	SATISFACTION	—
2012-20482	GENTER RYAN G	6/18/2025 2:10	SATISFACTION	—
2015-20322	GROSS CHRISTOPHER G	6/18/2025 2:10	SATISFACTION	—
2016-20751	GREENWOOD PATRICIA	6/18/2025 2:10	SATISFACTION	—
2018-20548	ZIC IVAN	6/17/2025 12:55	SATISFACTION	—
2018-20548	ZIC OLGA	6/17/2025 12:55	SATISFACTION	—
2018-20846	BARNUM SHERRI A	6/17/2025 1:20	SATISFACTION	—
2018-20846	BARUM WAYNE B	6/17/2025 1:20	SATISFACTION	—
2019-20588	ZIC IVAN	6/17/2025 12:55	SATISFACTION	—
2019-20588	ZIC OLGA	6/17/2025 12:55	SATISFACTION	—
2021-20104	MARUSHOCK JESSICA LYNN	6/18/2025 2:09	SATISFACTION	—
2023-00336	ONPOINTE PROPERTY GROUP LLC	6/18/2025 2:50	WRIT OF EX/CONF JUDGM	65,351.17
2023-00336	FARLEY MICHAEL J	6/18/2025 2:50	WRIT OF EX/CONF JUDGM	65,351.17
2024-00237	WOOD SCOTT	6/20/2025 10:37	DEFAULT JUDG IN REM	21,723.67
2024-00360	PEKAROVSKIY MIKHAIL	6/20/2025 1:17	DEFAULT JUDGMENT	51,649.07
2024-00360	LISETSKIY VLADISLAV	6/20/2025 1:17	DEFAULT JUDGMENT	51,649.07
2024-20101	DIFORTE MICHAEL	6/17/2025 2:23	SATISFACTION	71,175.48
2024-20101	DIFORTE KERRY	6/17/2025 2:23	SATISFACTION	71,175.48
2025-00184	MURPHY COLLEEN	6/16/2025 10:12	SATISFACTION	—
2025-00240	GOOD TIMES RIVERSIDE TAVERN LLC	6/16/2025 10:12	SATISFACTION	—
2025-00240	L&C TAVERN LLC	6/16/2025 10:12	SATISFACTION	—
2025-00240	MURPHY COLLEEN	6/16/2025 10:12	SATISFACTION	—
2025-20147	RIOS ROBERT J JR	6/17/2025 1:21	SATISFACTION	—
2025-20334	OHARA THOMAS J	6/16/2025 8:33	MUNICIPAL LIEN	1,580.04
2025-20334	O'HARA THOMAS J	6/16/2025 8:33	MUNICIPAL LIEN	1,580.04
2025-20334	OHARA DAWN M	6/16/2025 8:33	MUNICIPAL LIEN	1,580.04
2025-20334	O'HARA DAWN M	6/16/2025 8:33	MUNICIPAL LIEN	1,580.04
2025-20335	GDI ENTERPRISES LLC	6/16/2025 8:33	MUNICIPAL LIEN	1,517.09
2025-20336	GDI ENTERPRISES LLC	6/16/2025 8:33	MUNICIPAL LIEN	1,516.54
2025-20337	GDI ENTERPRISES LLC	6/16/2025 8:34	MUNICIPAL LIEN	1,516.54
2025-20338	GDI ENTERPRISES LLC	6/16/2025 8:34	MUNICIPAL LIEN	1,516.54
2025-20339	GDI ENTERPRISES LLC	6/16/2025 8:34	MUNICIPAL LIEN	1,516.54
2025-20340	MANNING SEAN	6/16/2025 8:53	MUNICIPAL LIEN	1,908.00
2025-20341	REALTY WORX PA LLC	6/16/2025 8:54	MUNICIPAL LIEN	1,908.00
2025-20342	411 LAKEVIEW RETREAT LLC	6/16/2025 8:54	MUNICIPAL LIEN	1,639.17
2025-20343	LEVENTIS JOHN	6/16/2025 8:54	MUNICIPAL LIEN	1,590.80
2025-20343	LEVENTIS CATHERINE	6/16/2025 8:54	MUNICIPAL LIEN	1,590.80
2025-20344	AROMANDO PHILLIP	6/16/2025 8:54	MUNICIPAL LIEN	1,580.04
2025-20345	DACUNHA JOZIANA MATEUS	6/16/2025 8:55	MUNICIPAL LIEN	1,580.04
2025-20346	BOWMAN COYEA	6/16/2025 10:05	MUNICIPAL LIEN	2,168.07
2025-20346	BOWMAN TIMOTHY	6/16/2025 10:05	MUNICIPAL LIEN	2,168.07
2025-20347	CABRERA MARIA BELEN	6/16/2025 10:05	MUNICIPAL LIEN	2,028.58
2025-20348	NOVA FOOD SERVICE & EQUIPMENT LLC	6/16/2025 10:05	MUNICIPAL LIEN	1,965.36

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

2025-20349	NOVA FOOD SERVICE & EQUIPMENT LLC	6/16/2025 10:05	MUNICIPAL LIEN	1,965.36
2025-20350	NOVA FOOD SERVICE & EQUIPMENT LLC	6/16/2025 10:06	MUNICIPAL LIEN	1,965.36
2025-20351	NOVA FOOD SERVICE & EQUIPMENT LLC	6/16/2025 10:06	MUNICIPAL LIEN	1,965.36
2025-20352	THE LOT INVESTMENTS LLC	6/16/2025 1:38	MUNICIPAL LIEN	1,043.75
2025-20353	WALLAS BARRETO JULIAO	6/16/2025 1:38	MUNICIPAL LIEN	1,255.53
2025-20354	THE LOT INVESTMENTS LLC	6/16/2025 1:38	MUNICIPAL LIEN	1,255.53
2025-20355	SHIELDS JOHN C	6/16/2025 1:39	MUNICIPAL LIEN	1,145.12
2025-20355	SHIELDS TERESA F	6/16/2025 1:39	MUNICIPAL LIEN	1,145.12
2025-20356	LUMA INVESTMENT GROUP CORPORATION	6/16/2025 1:39	MUNICIPAL LIEN	1,231.47
2025-20357	EVANS LASSUNTA BARNWELL	6/16/2025 1:39	MUNICIPAL LIEN	1,152.43
2025-20357	BARNWELL LASSUNTA EVANS	6/16/2025 1:39	MUNICIPAL LIEN	1,152.43
2025-20358	THE LOT INVESTMENTS LLC	6/16/2025 2:02	MUNICIPAL LIEN	900.64
2025-20359	EVANS LASSUNTA BARNWELL	6/16/2025 3:09	MUNICIPAL LIEN	1,188.48
2025-20359	BARNWELL LASSUNTA EVANS	6/16/2025 3:09	MUNICIPAL LIEN	1,188.48
2025-20360	DANIELS DIAMOND	6/16/2025 3:09	MUNICIPAL LIEN	1,188.48
2025-20361	BONNER CHENILLE	6/16/2025 3:09	MUNICIPAL LIEN	1,188.48
2025-20362	GSP GLOBAL SOLUTIONS LLC	6/16/2025 3:10	MUNICIPAL LIEN	1,188.48
2025-20363	THE LOT INVESTMENTS LLC	6/16/2025 3:10	MUNICIPAL LIEN	907.64
2025-20364	COLLINS COREY	6/16/2025 3:10	MUNICIPAL LIEN	1,144.27
2025-20365	RIVERA EDDIE	6/17/2025 11:51	MUNICIPAL LIEN	1,447.73
2025-20365	RIVERA SHERYL	6/17/2025 11:51	MUNICIPAL LIEN	1,447.73
2025-20366	JULIAO WALLAS BARRETO	6/17/2025 11:51	MUNICIPAL LIEN	1,263.12
2025-20367	JULIAO WALLAS BARRETO	6/17/2025 11:52	MUNICIPAL LIEN	1,263.12
2025-20368	JULIAO WALLAS BARRETO	6/17/2025 11:52	MUNICIPAL LIEN	1,263.12
2025-20369	JULIAO WALLAS BARRETO	6/17/2025 11:52	MUNICIPAL LIEN	1,263.12
2025-20370	THE LOT INVESTMENTS LLC	6/17/2025 11:52	MUNICIPAL LIEN	1,034.11
2025-20371	MURGALLIS THERESA LYNN	6/17/2025 12:02	JUDGMENT	10,905.85
2025-20372	BOOTH STANLEY E	6/17/2025 12:16	JP TRANSCRIPT	591.25
2025-20373	ANAWENTA ENTERPRISE	6/17/2025 12:33	MUNICIPAL LIEN	1,095.24
2025-20374	PALMA FIL	6/17/2025 1:14	JP TRANSCRIPT	6,125.33
2025-20375	HENRY MAUREEN	6/17/2025 1:35	MUNICIPAL LIEN	2,506.57
2025-20376	DUFF JASON D	6/17/2025 1:44	MUNICIPAL LIEN	2,322.02
2025-20377	HARTLEY JAMI L	6/17/2025 1:54	MUNICIPAL LIEN	2,990.49
2025-20378	JACOBSON BENJAMIN	6/17/2025 2:02	MUNICIPAL LIEN	932.78
2025-20379	HANDL JUDY A	6/17/2025 2:10	MUNICIPAL LIEN	1,049.14
2025-20380	HAGERTY STEVEN	6/17/2025 2:19	MUNICIPAL LIEN	1,083.91
2025-20380	HAGERTY VICTORIA	6/17/2025 2:19	MUNICIPAL LIEN	1,083.91
2025-20381	MAUGERI ELIZABETH J	6/17/2025 3:31	MUNICIPAL LIEN	1,101.43
2025-20382	KANE ROBERT C	6/17/2025 3:44	MUNICIPAL LIEN	1,020.08
2025-20383	REPKIE SANDRA L	6/18/2025 8:05	MUNICIPAL LIEN	4,365.19
2025-20384	SAPRONA CARMINE N	6/18/2025 8:09	MUNICIPAL LIEN	6,155.51
2025-20384	SAPRONA LAURA A	6/18/2025 8:09	MUNICIPAL LIEN	6,155.51
2025-20385	CURRAN LAWRENCE E	6/18/2025 8:21	MUNICIPAL LIEN	2,877.13
2025-20385	CURRAN KAREN D	6/18/2025 8:21	MUNICIPAL LIEN	2,877.13
2025-20386	CURRAN LAWRENCE E	6/18/2025 8:31	MUNICIPAL LIEN	2,490.69
2025-20386	CURRAN KAREN D	6/18/2025 8:31	MUNICIPAL LIEN	2,490.69
2025-20387	MACDONALD MICHAEL J	6/18/2025 2:09	JUDGMENT	2,519.25

2025-40041	HUBER WILLIAM DOWNER	P	6/20/2025 9:01	WAIVER OF LIENS	—
2025-40041	HUBER GEORGIANN OWNER	P	6/20/2025 9:01	WAIVER OF LIENS	—
2025-40041	M A CARDY CONSTRUCTION INC		6/20/2025 9:01	WAIVER OF LIENS	—
2025-40041	CARDY MARK		6/20/2025 9:01	WAIVER OF LIENS	—
2025-90082	SHUGRUE GEORGIANNA ESTATE AKA SHUGRUE GEORGIANNA C		6/16/2025 11:58	ESTATE CLAIM	3,777.74

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00363	CAVALRY SPV I LLC	PLAINTIFF	6/16/2025	—
2025-00363	VARECKA FREDERICK D	DEFENDANT	6/16/2025	—
2025-00364	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	6/16/2025	—
2025-00364	HAIGH ALAN A/K/A	DEFENDANT	6/16/2025	—
2025-00364	HAIGH ALAN T	DEFENDANT	6/16/2025	—
2025-00387	WELLS FARGO BANK N A	PLAINTIFF	6/20/2025	—
2025-00387	RIDGWAY EDWARD J	DEFENDANT	6/20/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00365	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/16/2025	—
2025-00365	NOVAK THOMAS	DEFENDANT	6/16/2025	—
2025-00366	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/16/2025	—
2025-00366	SURACI AMELIA	DEFENDANT	6/16/2025	—
2025-00371	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00371	REX BRYAN	DEFENDANT	6/20/2025	—
2025-00372	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00372	WILISHEFSKI EDWARD	DEFENDANT	6/20/2025	—
2025-00373	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00373	NAGEL THERESA	DEFENDANT	6/20/2025	—
2025-00374	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00374	KENT JOIE	DEFENDANT	6/20/2025	—
2025-00375	VELOCITY INVESTMENT LLC	PLAINTIFF	6/20/2025	—
2025-00375	BROWN MICHAEL	DEFENDANT	6/20/2025	—
2025-00376	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00376	RIBOLDI RYAN	DEFENDANT	6/20/2025	—
2025-00377	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00377	ROSE ANDREA	DEFENDANT	6/20/2025	—
2025-00378	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00378	REEKE LISA	DEFENDANT	6/20/2025	—
2025-00379	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00379	SMERDON ROBERT	DEFENDANT	6/20/2025	—
2025-00380	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00380	GRIFFIS DANIELLE	DEFENDANT	6/20/2025	—
2025-00381	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00381	SZEZORAK GARY	DEFENDANT	6/20/2025	—
2025-00382	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00382	FITZPATRICK STEVEN	DEFENDANT	6/20/2025	—

2025-00383	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00383	ORALLS MICHAEL	DEFENDANT	6/20/2025	—
2025-00384	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00384	SIEGFRIED BARBARA	DEFENDANT	6/20/2025	—
2025-00385	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00385	MEZICK VINCENT	DEFENDANT	6/20/2025	—
2025-00386	VELOCITY INVESTMENTS LLC	PLAINTIFF	6/20/2025	—
2025-00386	MCLOUGHLIN KELSEY	DEFENDANT	6/20/2025	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00369	WAYNE BANK	PLAINTIFF	6/20/2025	—
2025-00369	ZIMMERMAN RICKY LEE	DEFENDANT	6/20/2025	—
2025-00369	ZIMMERMAN COURTNEY	DEFENDANT	6/20/2025	—
2025-00370	WAYNE BANK	PLAINTIFF	6/20/2025	—
2025-00370	KUPP BRADLY	DEFENDANT	6/20/2025	—

NAME CHANGE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00388	CICCHELLA MCKAYLA RUTH	PETITIONER	6/20/2025	—

PETITION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00367	1985 CHEVROLET SUBURBAN VIN #IG8EK16L7FF137637	PETITIONER	6/17/2025	—
2025-00367	GREGORY PETE	PETITIONER	6/17/2025	—
2025-00367	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	6/17/2025	—

TORT — INTENTIONAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00368	DEVIZIA FRANCIS	PLAINTIFF	6/18/2025	—
2025-00368	DEVIZIA LOUIS	DEFENDANT	6/18/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 9, 2025 TO JUNE 13, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 145,000.00 Mortgagor: BUSELLI, WILLIAM H JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$145,000.00 Mortgagee: WAYNE BANK Municipality HONESDALE BOROUGH
Information: 25,000.00 Mortgagor: DUNCAN, LINDA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$25,000.00 Mortgagee: DIME BANK Municipality DREHER TOWNSHIP
Information: 150,000.00 Mortgagor: MULLALLY, KEVIN J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 160,000.00 Mortgagor: MCINTYRE, BRIAN PATRICK 2 - KOROBKOVA, MARIYA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$160,000.00 Mortgagee: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 47,000.00 Mortgagor: MILLER, STACY M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$47,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 250,000.00 Mortgagor: ROBINSON, SHANNON AKA 2 - ROBINSON, SHANNON L AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$250,000.00 Mortgagee: COMMUNITY BANK Municipality TEXAS TOWNSHIP 1 & 2
Information: 245,000.00 Mortgagor: CULOTTA, ELLY G Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Consideration: \$245,000.00 Mortgagee: WAYNE BANK Municipality LAKE TOWNSHIP SOUTH CANAAN TOWNSHIP
Information: 200,000.00 Mortgagor: GREGORETTI, STEPHEN V 2 - IZAGUIRRE, NORMA E Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$200,000.00 Mortgagee: SAMSON, TRAVIS Municipality HONESDALE BOROUGH
Information: 50,000.00 Mortgagor: BAGNICK, MATTHEW J 2 - BAGNICK, GIANNA M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: WAYNE BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 100,000.00 Mortgagor: STOIA, KAREN 2 - STOIA, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP

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

Information: 393,500.00
Mortgagor: MEYERS, MELISSA JANE
2 - MEYERS, GARY ANDREW

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

Information: 63,011.00
Mortgagor: KOCH, ROBERT
2 - KOCH, BERNADETTE

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

Information: 100,000.00
Mortgagor: TURANO, RICHARD
2 - TURANO, RICHARD M

3 - TURANO, NICOLE
Locations: C -Map -Blk-Lot-unit
1 - N/-A

Information: 50,000.00
Mortgagor: BARRIGER, LINDA J
Locations: C -Map -Blk-Lot-unit
1 - N/-A

Information: 299,250.00
Mortgagor: IZAGUIRRE, ELMER V REYES

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

Consideration: \$393,500.00
Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

Municipality
TEXAS TOWNSHIP 1 & 2

Consideration: \$63,011.00
Mortgagee: ROCKET MORTGAGE
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

Municipality
DREHER TOWNSHIP

Consideration: \$100,000.00
Mortgagee: LOANDEPOT COM
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

Municipality
CLINTON TOWNSHIP 2

Consideration: \$50,000.00
Mortgagee: JEFF BANK
Municipality
DAMASCUS TOWNSHIP

Consideration: \$299,250.00
Mortgagee: CHAMPIONS FUNDING
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

Municipality
PAUPACK 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

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

Our Insurance Companies are rated by
AM Best's Insurance Company Rating Guide.

HAMLIN OFFICE • 570-689-9600

HONESDALE OFFICE • 570-253-6330

MOSCOW OFFICE • 570-842-9600

www.OlsommerClarke.com

Information: 154,679.00 Mortgagor: WOLFE, MICHAEL J 2 - WOLFE, ALLISON M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$154,679.00 Mortgagee: HEBERLING, ALLEN C 2 - HEBERLING, DONNA M Municipality PROMPTON BOROUGH
Information: 148,960.00 Mortgagor: WOLFE, MICHAEL J 2 - WOLFE, ALLISON M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$148,960.00 Mortgagee: HEBERLING, ALLEN C 2 - HEBERLING, DONNA Municipality PROMPTON BOROUGH
Information: 538,517.00 Mortgagor: WENTZEL, STACY LEE 2 - WOLFE, ALLISON M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$538,517.00 Mortgagee: HEBERLING, ALLEN C 2 - HEBERLING, DONNA M Municipality PROMPTON BOROUGH
Information: 117,000.00 Mortgagor: DORSCH, JEFFREY 2 - DORSCH, DEBRA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$117,000.00 Mortgagee: LOANDEPOT COM 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 201,825.00 Mortgagor: BOUCHER, DERRICK 2 - BOUCHER, LISA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$201,825.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 60,000.00 Mortgagor: MARTIN, KAREN A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$60,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 282,400.00 Mortgagor: K & T REVIVE LLC 2 - K & T REVIVE L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$282,400.00 Mortgagee: LOAN FUNDER LLC 2 - LOAN FUNDER L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 180,000.00 Mortgagor: CATANIA, MARI L 2 - WALSH, BARRY F Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$180,000.00 Mortgagee: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STERLING TOWNSHIP
Information: 416,000.00 Mortgagor: PIOTROWSKI, STEVE E 2 - PIOTROWSKI, KATHLEEN R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$416,000.00 Mortgagee: PS BANK 2 - P S BANK Municipality LAKE TOWNSHIP
Information: 120,000.00 Mortgagor: KMIECZAK, WAYNE LEE 2 - KMIECZAK, MARILYN GAIL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$120,000.00 Mortgagee: HOMEBRIDGE FINANCIAL SERVICES INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEBANON TOWNSHIP
Information: 48,000.00 Mortgagor: ROBBINS, MICHAEL Z 2 - ROBBINS, STARLAH Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$48,000.00 Mortgagee: SPRING EO 2 - SPRING E O 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CANAAN TOWNSHIP

Information: 100,000.00 Mortgagor: FLYNN, FRANCIS S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DREHER TOWNSHIP
Information: 150,000.00 Mortgagor: SMITH, MATTHEW R 2 - SMITH, PAMELA E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 200,000.00 Mortgagor: ARMIDA, JOANNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Mortgagee: O & R UTILITIES EFCU 2 - O & R UTILITIES E F C U Municipality LAKE TOWNSHIP
Information: 260,000.00 Mortgagor: MOSS, BETH L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$260,000.00 Mortgagee: ROYAL UNITED MORTGAGE LLC 2 - ROYAL UNITED MORTGAGE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 8,785.08 Mortgagor: FORGIONE, VICTORIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$8,785.08 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality CHERRY RIDGE TOWNSHIP
Information: 175,000.00 Mortgagor: EYNAR ENTERPRISES LLC 2 - EYNAR ENTERPRISES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Mortgagee: DIRLAM, ROGER L Municipality MOUNT PLEASANT TOWNSHIP
Information: 500,000.00 Mortgagor: RAHIM, NAZIM ABDUL 2 - AYYACHAMY, BAGYALAKSHMI Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP
Information: 270,750.00 Mortgagor: MOHAMADI, AMIN 2 - MOHAMADI, ARIJA O Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$270,750.00 Mortgagee: FOURLEAF FEDERAL CREDIT UNION Municipality SALEM TOWNSHIP
Information: 113,000.00 Mortgagor: DILLON, DONNA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$113,000.00 Mortgagee: PROSPERITY HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH

DEEDS

Information: LOT 4315 Grantor: MEDEIROS, CLAUDIO K 2 - KOKKO, ERIK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$270,000.00 Grantee: MCINTYRE, BRIAN PATRICK 2 - KOROBKOVA, MARIYA Municipality LAKE TOWNSHIP
Information: Grantor: FAISON, AUDREY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BISCONTINI, GENE 2 - BISCONTINI, KATHERINE Municipality HONESDALE BOROUGH

Information: Grantor: CASKEY, JOHN H JR 2 - CASKEY, DAWN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CASKEY, JOHN H JR 2 - CASKEY, DAWN M Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: SAMSON, TRAVIS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$232,500.00 Grantee: GREGORETTI, STEPHEN V 2 - IZAGUIRRE, NORMA E Municipality HONESDALE BOROUGH
Information: LOT 25 Grantor: GATES, KINSEY A 2 - TEDESCHI, MICHAEL J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$285,000.00 Grantee: STOIA, MICHAEL 2 - STOIA, KAREN Municipality LAKE TOWNSHIP
Information: LOT C Grantor: DETORE, KAREN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,761.17 Grantee: BRANCACCIO, VINCENT Municipality OREGON TOWNSHIP
Information: Grantor: SOTO, GUSTAVO ADOLFO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$142,500.00C Grantee: RIVER LAKE HOUSE Municipality LEHIGH TOWNSHIP
Information: Grantor: KORB, ELLEN 2 - CORY, ELLEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$393,500.00 Grantee: MEYERS, MELISSA JANE 2 - MEYERS, GARY ANDREW Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 354 Grantor: TERRY, WILLIAM V 2 - TERRY, CHERYL L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$399,000.00 Grantee: IZAGUIRRE, ELMER V REYES Municipality PAUPACK TOWNSHIP
Information: Grantor: VINCENT, SARA B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OZGA, ANTHONY V AKA 2 - OZGA, ANTHONY V JR AKA Municipality MANCHESTER TOWNSHIP
Information: Grantor: ABEL, KESHIA 2 - WILSON, DOMONIQUE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$21,000.00 Grantee: STOLL, RAYMOND J Municipality LEHIGH TOWNSHIP
Information: Grantor: HEBERLING, ALLEN C 2 - HEBERLING, DONNA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$154,679.00 Grantee: WOLFE, MICHAEL J 2 - WOLFE, ALLISON M Municipality PROMPTON BOROUGH
Information: LOT 1524 Grantor: CHERICO, EDWARD 2 - CHERICO, LINDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$425,000.00 Grantee: MENNUTI, KRISTINA 2 - MENNUTI, NICOLO Municipality LAKE TOWNSHIP
Information: Grantor: HEBERLING, ALLEN C 2 - HEBERLING, DONNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$148,960.00 Grantee: WOLFE, MICHAEL J 2 - WOLFE, ALLISON M Municipality PROMPTON BOROUGH

Information: LOT 274 Grantor: MCPHUN, RICARDO A 2 - BURGESS, YVETTE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,500.00 Grantee: PROMO, JOSEPH Municipality PAUPACK TOWNSHIP
Information: Grantor: BENGARD, ANN C EST 2 - BENGARD, PETER WILLIAM EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BENGARD, PETER WILLIAM Municipality HONESDALE BOROUGH
Information: Grantor: HEBERLING, ALLEN C 2 - HEBERLING, DONNA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$538,517.00 Grantee: WENTZEL, STACY LEE 2 - WOLFE, ALLISON M Municipality PROMPTON BOROUGH
Information: Grantor: HEBERLING, ALLEN C 2 - HEBERLING, DONNA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$36,575.00 Grantee: WENTZEL, STACY LEE 2 - WENTZEL, ZACHARY S Municipality PROMPTON BOROUGH
Information: Grantor: GAMBLE, MARGARET ANN EST AKA 2 - GAMBLE, MARGARET A EST AKA 3 - GAMBLE, MARGARET EST AKA 4 - NUTTYCOMBE, WALLACE R EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: NUTTYCOMBE, ELIZABETH COLE Municipality HONESDALE BOROUGH
Information: Grantor: SEXTON, WAYNE 2 - SEXTON, CATHY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WAYNE SEXTON IRREVOCABLE FAMILY TRUST 2 - CATHY SEXTON IRREVOCABLE FAMILY TRUST Municipality SALEM TOWNSHIP
Information: LOT 139 Grantor: MENDOZA, MICHAEL M 2 - MENDOZA, LOURDES M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60.00 Grantee: MILO REAL ESTATE INVESTMENTS INC Municipality LEHIGH TOWNSHIP
Information: Grantor: EDWARDS, SUSAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$269,100.00 Grantee: BOUCHER, DERRICK 2 - BOUCHER, LISA Municipality SALEM TOWNSHIP
Information: Grantor: SECRETARY OF VETERANS AFFAIRS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$290,000.00 Grantee: K & T REVIVE LLC 2 - K & T REVIVE L L C Municipality PAUPACK TOWNSHIP
Information: LOT 883 Grantor: PENNYMAC LOAN SERVICES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: KULEBAKINA, LIUDMILA Municipality SALEM TOWNSHIP
Information: Grantor: SCHOLZ, KURT D SR 2 - SCHOLZ, KURT D JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SCHOLZ, KURT D SR 2 - SCHOLZ, KURT D JR Municipality LEHIGH TOWNSHIP
Information: LOT 2 Grantor: TCHORZEWSKI, MAREK 2 - TCHORZEWSKI, LENA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$225,000.00 Grantee: WALSH, BARRY F 2 - CATANIA, MARI L Municipality STERLING TOWNSHIP

Information: Grantor: PIOTROWSKI, STEVE E	Consideration: \$1.00 Grantee: PIOTROWSKI, STEVE E 2 - PIOTROWSKI, KATHLEEN R
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: COUGHLIN, KEVIN T	Consideration: \$229,000.00 Grantee: ALLEN REAL ESTATE HOLDINGS LLC 2 - ALLEN REAL ESTATE HOLDINGS L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: KRUG, MICHAEL J 2 - KRUG, SUSAN	Consideration: \$1.00 Grantee: MICHAEL KRUG IRREVOCABLE FAMILY TRUST 2 - SUSAN KRUG IRREVOCABLE FAMILY TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 3809 Grantor: ANDRADES, JOSE A 2 - ANDRADES, PATRICIA MCDONALD 3 - MCDONALDANDRADES, PATRICIA	Consideration: \$1.00 Grantee: ANDRADES MCDONALD REVOCABLE TRUST 2 - ANDRADESMCDONALD REVOCABLE TRUST 3 - ANDRADES, JOSE A TR 4 - MCDONALD, PATRICIA ANNE TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 1471 Grantor: ELIZA, NOEMI BY SHERIFF 2 - ELIZA, PEDRO E BY SHERIFF	Consideration: \$8,439.98 Grantee: RCF TWO ACQUISITION TRUST 2 - R C F TWO ACQUISITION TRUST 3 - U S BANK TRUST TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: CHRISTOPHER M BENSON LIVING TRUST 2 - GAIL N BENSON LIVING TRUST 3 - COLEMAN, WILLIAM TR 4 - BENSON, GAIL N TR 5 - BENSON, JAMES F TR	Consideration: \$27,500.00 Grantee: SMITH, DEAN ALAN 2 - SMITH, CHRISTOPHER ALLEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: COHEN, ROSALYN 2 - MOSS, BETH L	Consideration: \$1.00 Grantee: MOSS, BETH L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: CLARK, JAMES	Consideration: \$1.00 Grantee: PURVIS, AMBER 2 - COSTELLO, BYTHE 3 - DUTTON, DENEVA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP
Information: Grantor: BOGAR, GERDA K EST AKA 2 - BOGAR, GERDA EST AKA 3 - BARN A, NICHOLAS A EXR	Consideration: \$139,001.00 Grantee: EYNAR ENTERPRISES LLC 2 - EYNAR ENTERPRISES L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 208 Grantor: SAMSON, ERIC 2 - SAMSON, CORINNE MADONNA 3 - MADONNASAMSON, CORINNE	Consideration: \$300,000.00 Grantee: EIGHTR SPACES LLC 2 - EIGHT R SPACES L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: Grantor: MOREA, VINCENT 2 - MOREA, JULI Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MOREA, JULI Municipality DAMASCUS TOWNSHIP
Information: LOT 2570 Grantor: LEPORE, JAMIE 2 - BYRON, PETER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$285,000.00 Grantee: MOHAMADI, AMIN 2 - MOHAMADI, ARIJA O Municipality SALEM TOWNSHIP
Information: Grantor: ODONNELL, NICOLE WALKER 2 - WALKERODONNELL, NICOLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WALKER, MARY LEORA Municipality LAKE TOWNSHIP
Information: Grantor: WALKER, MARY LEORA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ODONNELL, NICOLE WALKER 2 - WALKERODONNELL, NICOLE Municipality LAKE TOWNSHIP
Information: LOT 2R Grantor: ODONNELL, NICOLE WALKER 2 - WALKERODONNELL, NICOLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ODONNELL, NICOLE WALKER 2 - WALKERODONNELL, NICOLE Municipality LAKE TOWNSHIP
Information: LOT 2210 Grantor: GRAVEL, PAUL AKA 2 - GRAVELL, PAUL AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GRAVELL, PAUL 2 - GRAVELL, SUSAN R Municipality LAKE TOWNSHIP
Information: LOT 3376 Grantor: LEZAMIZ, JOHN 2 - LEZAMIZ, REGINA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$8,500.00 Grantee: EIGHT NINE NORTHWOOD TERRACE Municipality LAKE TOWNSHIP
Information: LOT 100 Grantor: BUSSA, RICHARD W 2 - BUSSA, KATHY SANTORA 3 - SANTORABUSSA, KATHY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,500.00 Grantee: EDWARDS, CHRISTOPHER B 2 - EDWARDS, HILDA B Municipality PAUPACK TOWNSHIP
Information: LOT 4 Grantor: MLM BROS TWO ZERO TWO ZERO LLC 2 - M L M BROS TWO ZERO TWO ZERO L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.00 Grantee: PARRY, BRYAN Municipality STERLING TOWNSHIP
Information: Grantor: MEDVETZ, LISA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Grantee: DILLON, DONNA M Municipality HONESDALE BOROUGH
Information: LOT 11 Grantor: MURPHY, COLLEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: TOMOSSONE, MICHAEL 2 - TOMOSSONE, JOANNE Municipality CLINTON TOWNSHIP 2
Information: Grantor: TALLMAN, DAVID T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SIMPSON, MEAGHAN A 2 - TALLMAN, JONATHAN T Municipality TEXAS TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
July 7, 2025–July 11, 2025

Monday, July 7, 2025

1:00 PM
DRO De Novo & Contempt
259-2024-DR Chumard v. Chumard

Tuesday, July 8, 2025

9:00 AM
Commonwealth Matters
GP 71-2025-CR Corey, Kristofer Bugaj
GP 102-2025-CR Marienschek, Michael Bugaj
GP 139-2020-CR O’Neil, Thomas Farrell
GP 428-2024-CR Moffitt, Timothy McGraw
GP 93-2025-CR Mohn, Barry Farrell
GP 86-2025-CR Day, Maria Farrell

1:00 PM
Louis v. Silon 224-2020-DR
Contempt
Farrell/Campbell

1:30 PM
Roof v. Roof 407-2024-DR
Contempt
Campbell/Bugaj

Wednesday, July 9, 2025

9:00 AM
Central Court

9:00 AM
Commonwealth v. Miguel Figueroa 444-2024-CR
Non-Jury Trial
DA/Burlein

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

1:00 PM
CR Contempt's
Contempt 510-2008-CR Bacon, Brooke
Contempt 561-2008-CR Allen, Lisa
Contempt 490-2011-Cr Wohning, Douglas

Thursday, July 10, 2025

9:00 AM
Formal Arraignments
Claudio Jimenez-Cabrera 196-2024-CR
Rodell Surratt 111-2025-CR
56-2025-CR Andrew Denny
82-2025-Shay, Edward
37-2025-CR Erk, Jason
177-2025-CR Merrell, Courtney

9:00 AM
Commonwealth Matters
Sentencing 1-2025-CR Gately, Anthony Burlein
Sentencing 57-2024-CR Curran, Paula Burlein
Sentencing 280-2024-CR Genova, Dean Saporito
Parole Violation 181-2024-CR Febbo, Matthew
Parole Violation 353-2023-CR High, Jaden

1:00 PM – 2:00 PM
Commonwealth Matters
ARD & mtn to withdraw as counsel 58-2025-CR Faison, Arron Martin II
GP 62-2025-CR Ryan, Jennifer Martin II
GP 83-2025-CR Mangi, Frank K. Martin
ARD 95-2025-CR Borgos, William Martin II
GP 168-2025-CR Haupt, Jerome Martin II
GP 148-2024-CR Worzel, Mark K. Martin
ARD 104-2025-CR Dzwieleski, Lori Burlein
GP 11-2025-CR Bolinger, Erica Rogan
Mtn to Withdraw as counsel 5-2024-CR Capo, Armando Martin II
ARD 96-2025-CR Tiernan, Daniel Stanton

2:00 PM
Plea Offer Colloquy

Friday, July 11, 2025

9:00 AM
PFA

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

July 7, 2025–July 11, 2025

Tuesday, July 8, 2025

Dependency

10:30 14-2024-DP Permanency Reivew

In Re: E. E.

Anderson/Campbell/Weed/Martin II

11:00 3-2024-DP Permanency Review

In Re: A.H.

Anderson/Collins/Martin II/ B.Ellis/ Campbell

11:30 7-2024-DP Permanency Review

In re: P.B.

Anderson/Collins/Martin II/Burlein

11:00 AM

In Re: A. H. 17-2024-JV

Dispositional Review

DA/Martin II

Wednesday, July 9, 2025

9:30 AM – 10:00 AM

Rockledge Community v. Haudenschild 617-2024-CV

Argument on Plaintiff's Motion for Judgment on the Pleadings

Bugaj/Moran

10:00 AM – 10:30 AM

CR Contempt

Contempt 16-2005-CR Paige, Tyrone

Contempt 4-2013-CR Wood, Roseanne

11:00 AM – 11:30 AM

In Re: M.K. 22-2024-AD; In Re: K.K.I 21-2024-AD; In Re: S. K. 20-2024-AD

Adoption

Collins/Anderson/Martin II/Rechner

1:30 PM

First American Title Insurance v. Amori5556-2024-CV (Monroe County Case)

Argument on Defendants Motion for Judgment on the Pleadings

Manley/Dice/Fogle

Thursday, July 10, 2025

9:00 AM
Smith v. Assessment 602-2024-CV
Tax Assessment Appeal
N.Gregory/Kay

Friday, July 11, 2025

10:00 AM
In Re: Y. S. 22-2024-JV
Placement Review
DA/Martin II

10:30 AM
In Re: L. H. 46-2024-JV
Dispositional Review Hearing
DA/Martin II

11:00 AM
In Re: M.D. 91-2021-OCD
Hearing on Petition for Contempt
Martin/Pro Se



ARBITRATION ROOM CALENDAR

July 7, 2025–July 11, 2025

Tuesday, July 8, 2025

9:30 AM
Snyder v. Beauman-Snyder 331-2024-DR
Divorce Conference (Larson)
Farrell/Toczydlowski

10:00 AM
Bognatz v. Bognatz 248-2019-DR
Divorce Conference (Larson)
Rechner/Nepa

Friday, July 11, 2025

9:00 AM
Bern v Goodwin 299-2022-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

9:30 AM
Vanderstad v. Mills 131-2023-DR
Conciliation Conference (Karam)
Martin/Clause

10:00 AM
Jones v. Jones 334-2021-DR
Conciliation Conference (Karam)
Campbell/T.Farley

10:30 AM
Lupyak v. Howell 215-2025-DR
Conciliation Conference (Karam)

11:00 AM
Smith v. Smith 176-2025-DR
Conciliation Conference (Karam)
Pro Se/Clause

1:00 PM
Rosenhagen v. Negron 38-2024-DR
Custody Hearing
Martin II/Pro Se

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@hnbkbank.com
724 Main Street
Honesdale, PA 18431

Donna DeVita, Esq.

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

Jessica Ellis, Esq.

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

Brendan R. Ellis, Esq.

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

Christopher Farrell, Esq.

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

David H. Faux, Esq.

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

Richard G. Fine, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

John P. Finnerty, Esq.

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

Fax: 570-347-7028

jfinnerty@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

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

Ronnie J. Fischer, Esq.

Bugaj/Fischer, P.C.

570-253-3021

ronnie_fischer@hotmail.com

PO Box 390

308 Ninth Street

Honesdale, PA 18431

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

David M. Gregory, Esq.

570-251-9960

david@gregory.legal

307 Erie Street

Honesdale, PA 18431

Nicholas D. Gregory, Esq.

570-251-9960

nick@gregory.legal

307 Erie Street

Honesdale, PA 18431

Frances Gruber, Esq.

570-253-5400

frangruber@aol.com

214 Ninth Street

Honesdale, PA 18431

Taxes, Wills and Estates

Nicole Hendrix, Esq.

Wayne County Courthouse

570-253-5970

nhendrix@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Richard B. Henry, Esq.

570-253-7991

rhenry1@ptd.net

1105 Court St.

Honesdale, PA 18431

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

Alfred J. Howell, Esq.

Law Offices of Alfred J. Howell

570-253-2520

ajhowell@hhklawyers.com

109 Ninth Street

Honesdale, PA 18431

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

Lothar C. Holbert, Esq.

570-798-2257

calkuni@verizon.net

131 Pleasant Valley Road

Starrucca, PA 18462

Zachary Jennings, Esq.

Jennings & Jennings, LLC

570-253-5161

zjesq@ptd.net

303 Tenth Street

Honesdale, PA 18431

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Kathryn Ann Karam, Esq.

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

Arielle Larson, Esq.

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

John Martin, Esq.

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

John Martin, II, Esq.

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

Kimberly Martin, Esq.

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

Sean P. McDonough, Esq.

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

Stacy M. Miller, Esq.

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

Mary O. Moran, Esq.

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

Mark E. Moulton, Esq.

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

John Notarianni, Esq.

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

Alida O'Hara, Esq.

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

Tobey Oxholm, Esq.

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

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

Kerin Podunajec, Esq.

570-352-7834

KerinPodunajec@gmail.com

Brian G. Price, Esq.

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

570-288-1427

Fax: 570-288-0799

bprice@dlplaw.com

459 Wyoming Avenue

Kingston, PA 18704

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

Joseph G. Price, Esq.

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

570-347-1011

Fax: 570-347-7028

jprice@dlplaw.com

75 Glenmaura National Boulevard

Moosic, PA 18507

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

Christine Rechner, Esq.

Rechner Law Office

rechnerc@ptd.net

924 Church St.

Honesdale, PA 18431

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

Hugh Rechner, Esq.

Rechner Law Office

570-253-2200

rechnersh@ptd.net

924 Church St.

Honesdale, PA 18431

Pat Robinson, Esq.

District Attorney's Office

probinson@co.wayne.pa.us

925 Court Street

Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office

srobinson@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Chloe Romanowski, Esq.

Wayne County Courthouse

570-253-5970

cromanowski@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Sally N. Rutherford, Esq.

Rutherford, Rutherford & Wood

570-253-2500

snr.rutherfordlaw@verizon.net

921 Court Street

Honesdale, PA 18431

*Estate Planning, Estate Administration,
Residential Real Estate*

Joseph Rydzewski, Esq.

Spall, Rydzewski, Anderson, Lalley &
Tunis, PC

570-226-6229

joerr@poconolawyers.net

2573 Route 6

Hawley, PA 18428

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

Joseph F. Saporito, III, Esq.

Saporito, Falcone & Watt

570-237-2687

joesaporito@saporitofalcone.com

www.falconewattlaw.com

48 S. Main Street, Suite 300

Pittston, PA 18640

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

John Spall

Spall, Rydzewski, Anderson, Lalley & Tunis, PC
570-226-6229
jfs@poconolawyers.net
2573 Route 6
Hawley, PA 18428
Real Estate Settlement, Real Estate Title Agent, Wills/Estates, Corporations

John R. Theadore, Esq.

845-887-1855
john@jtheadorelaw.com
www.jtheadorelaw.com
32 Lower Main Street, Suite 4 /
P.O. Box 182
Callicoon, NY 12723
Areas of Practice:
New York & Pennsylvania Practice, Real Estate, Wills and Estates, Business Matters, Criminal Defense

Kimberly Thomas, Esq.

North Penn Legal Services, Inc.
215-840-3231
kthomas@nplspa.org
925 Court St.
Honesdale, PA 18431

Jeffrey S. Treat, Esq.

570-253-1209
jstreat@ptd.net
1018 Church Street
Honesdale, PA 18431

Matthew Walker, Esq.

570-689-4007
matt@walkerandwalkerpc.com
PO Box 747, Route 590
Hamlin, PA 18427
Real Estate Settlement, Title Insurance, Wills & Estates

Michael Walker, Esq.

570-689-4007
wwpc@echoes.net
PO Box 747, Route 590
Hamlin, PA 18427
Real Estate Settlement, Title Insurance, Wills & Estates

Ethan C. Wood, Esq.

Rutherford, Rutherford & Wood
570-253-2500
ecw.rutherfordlaw@aol.com
921 Court Street
Honesdale, PA 18431
Estate Planning, Estate Administration, Residential Real Estate

Mark R Zimmer, Esq.

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

Ashley Zimmerman, Esq.

Weinstein, Zimmerman & Ohliger
570-296-7300
zimmerman@wzlawfirm.com
410 Broad Street
Milford, PA 18337
Criminal Law, Family Law and Personal Injury



Estate Notice Advertising Form

COST \$65 + A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication. Minimum insertion fees apply.

All Notices published are Pre-Pay.

MasterCard and Visa Accepted. Make check payable to Bailey Design and Advertising.
PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor (☐) Administrator (☐) *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:

Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086
Email: baileyd@ptd.net



Wayne County Legal Journal Subscription Form

PLEASE PRINT CLEARLY

Name _____

Address _____

City _____ State _____ Zip _____

Phone (____) _____ - _____

Email Address _____ @ _____

Subscription Options and Rates

___ Mailed copy ONLY \$100 per year

___ Emailed copy ONLY Free

Individual copies \$5 each

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

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

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

Display Advertising Available

MAKE CHECK PAYABLE TO BAILEY DESIGN AND ADVERTISING

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



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