

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



**August 1, 2025**  
**Vol. 15, No. 23**  
**Honesdale, PA**



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**Court of Common Pleas  
22nd Judicial District:**

The Hon. Janine Edwards  
*President Judge*  
The Hon. Matthew Meagher  
*Judge*

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



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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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

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

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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**

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Matthew L. Meagher, *Judge*

#### **Magisterial District Judges**

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Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, Chairman

James Shook  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

#### **Recorder of Deeds, Register of Wills**

Deborah Bates

#### **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  
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Subject to space availability

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**The Wayne County Legal Journal**  
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	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

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Emailed Copy \$50 per year  
Mailed & Emailed Copies \$125 per year



Full Page:  
4"W X 7"H

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

LEGAL NOTICES

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

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**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.*

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**EXECUTOR'S NOTICE**

ESTATE OF Dorothy Marie Wilcox a/k/a Dorothy M. Wilcox, late of Honesdale Borough, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Barbara M. Varcoe a/k/a Barbara Marie Varcoe, of 1820 Parkway Drive, Honesdale, PA 18431. Sally N. Rutherford, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

8/1/2025 • 8/8/2025 • 8/15/2025

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**ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Judith S. Clark, late of Gouldsboro, Wayne County, PA., Date of death April 30, 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.

8/1/2025 • 8/8/2025 • 8/15/2025

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Gerald L. Piercy, Executor of the Estate of Lillian J. Piercy a/k/a Lillian Piercy a/k/a Lillian Jane Piercy, late of Wayne County, Honesdale, Pennsylvania, who died on June 6, 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 Executor, Gerald L. Piercy, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

8/1/2025 • 8/8/2025 • 8/15/2025

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**ESTATE NOTICE**

Estate of John G. Stryker, Jr. deceased, late of Bethany and Pleasant Mount, Wayne County, Pennsylvania, Date of Death, August 13, 2024. Any and 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, in care of

Christopher E. Farrell, Esquire,  
P.O. BOX 312, 158 South Street,  
Waymart, PA 18472.

**8/1/2025 • 8/8/2025 • 8/15/2025**

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**ESTATE NOTICE**

Estate of Christie F. Biviano, Sr.  
AKA Christie F. Biviano AKA  
Christie Biviano  
Late of Paupack Township  
EXECUTOR  
Patricia A. Soper  
1015 Oak Terrace  
Lake Ariel, PA 18436  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/25/2025 • 8/1/2025 • 8/8/2025**

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**ESTATE NOTICE**

RE: Estate of MARK  
ANOTHONY MICHALEK, late of  
Lake Ariel, Wayne County,  
Pennsylvania (died June 8, 2025).  
Notice is hereby given that Letters  
of Testamentary for the Estate have  
been issued to SHANNON SPAK,  
Executrix of the Estate. All those  
having claims or demands against  
the Estate or indebtedness owed to  
the Estate shall present claims or  
remit payment without delay to the  
EXECUTRIX, or to John J.  
McGovern, Jr., Attorney for the  
Estate, 321 Biden Street - Suite  
201, Scranton, PA 18503.

**7/25/2025 • 8/1/2025 • 8/8/2025**

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,**  
that Letters Testamentary have  
been issued in the Estate of Peter  
Aaron Goyette, a/k/a Peter A.  
Goyette, a/k/a Peter Goyette, a/k/a  
Pete Goyette, who died on June 11,  
2025, late resident of Honesdale,  
PA 18431, to Sydney Taylor  
Goyette and Sophia Belle Goyette,  
Co-Executrices 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 Sydney Taylor Goyette  
and Sophia Belle Goyette, Co-  
Executrices, 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

**7/25/2025 • 8/1/2025 • 8/8/2025**

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**ESTATE NOTICE**

Estate of Robert Kenneth  
Finkelstein  
AKA Robert K. Finkelstein  
Late of Manchester Township  
EXECUTOR  
Ellen Lynn Finkelstein AKA Ellen  
L. Finkelstein  
88 Robbs Rd.  
Damascus, PA 18415

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Charles R. Augello  
Late of Honesdale Borough  
EXECUTOR  
Sylvia Augello  
1621 Hancock Hwy.  
Honesdale, PA 18431  
ATTORNEY  
Nicholas D. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Gerald C. Samson  
Late of Damascus Township  
EXECUTOR  
Wendy S. Samson  
488 Plank Road  
Beach Lake, PA 18405  
ATTORNEY  
Nicholas D. Gregory, Esq.  
307 Erie Street  
Honesdale, PA 18431

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Marian V. Bush  
AKA Marian Vesta Bush AKA  
Marian Scott Bush AKA Marian  
Bush  
Late of Damascus Township  
EXECUTOR  
Billie Jo Showers  
11288 W. Greene Road  
Waterford, PA 16441  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Notice is hereby given that Letters  
Testamentary have been granted in  
the Reid M. Bodine, a/k/a Reid  
Malcolm Bodine, late of Damascus  
Township, Wayne County,  
Pennsylvania, who died on June 1,  
2025. All persons having claims or  
demands against the estate of the  
decedent shall make them known  
and present them, and all persons  
indebted to the decedent shall  
make payment thereof, without  
delay, to William Rutecki, a/k/a  
William J. Rutecki, a/k/a William  
John Rutecki, Co-Executor, or  
Mark Samsell, a/k/a Mark J.  
Samsell, a/k/a Mark John Samsell,  
Co-Executor, c/o Richard B.  
Henry, Esquire, Attorney for the  
Estate, 1105 Court Street,  
Honesdale, PA 18431.

Richard B. Henry, Esquire  
Attorney ID No. 31768  
1105 Court Street  
Honesdale, PA 18431  
570-253-7991

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Frank R. Palm  
AKA Frank Raymond Palm  
Late of Salem Township  
EXECUTOR  
Beverly J. Palm a.k.a. Beverly Jean  
Palm  
520 The Hideout  
Lake Ariel, PA 18436  
ATTORNEY  
Michael D. Walker, Esquire  
PO Box 747  
Hamlin, PA 18427

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ADVERTISEMENT OF  
GRANT OF LETTERS**

Estate of Evelyn Millon, deceased,

Letters of Administration for the above estate having been granted to Ernest Andrew Millon, Administrator. All persons indebted to the estate are requested to make payment, and those having claims to present same without delay to counsel for the Administrator. Michael Lehutsky, P.O. Box 486, 207 Tenth Street, Honesdale, PA 18431; Phone: (570) 253-3800.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Estate of Richard Davis  
AKA Richard B. Davis AKA  
Richard Benjamin Davis  
Late of Dreher Township  
CO-EXECUTOR  
Robin Lynn Barone a/k/a Robin L.  
Davis Barone  
16 Hilltop Court  
Newfoundland, PA 18445  
CO-EXECUTOR  
William G. Davis  
618 Foran Rd.  
Friendsville, PA 18818  
ATTORNEY  
Michael D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Robert A. Campagna, Jr. a/k/a Robert Anthony Campagna Jr.

a/k/a Robert A. Campagna and Lisa Ann Bodmer a/k/a Lisa A. Bodmer, Co-Executors of the Estate of Mary Anne Grunwald, late of Manatee County, Bradenton, FL, who died on January 1, 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 Co-Executors, Robert A. Campagna, Jr. a/k/a Robert Anthony Campagna Jr. a/k/a Robert A. Campagna and Lisa Ann Bodmer a/k/a Lisa A. Bodmer, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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**OTHER NOTICES**

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**NOTICE**

TEXAS TOWNSHIP, WAYNE  
COUNTY, PA  
BOARD OF SUPERVISORS

**NOTICE OF AGRICULTURAL  
SECURITY AREA (ASA)/  
PROPERTY ADDITION**

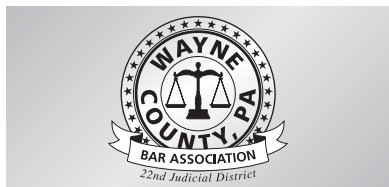
NOTICE IS HEREBY GIVEN that Martin & Annette Erk have filed with the Township a proposal ("Proposal") to have approximately 98.05 acres identified as Tax Parcel 27-0-0253-105 ("Area") added to the Texas Township ASA program (Agricultural Security Area). A copy of the Proposal is on file with the Township and is open to the public for inspection at the Texas Township Municipal Building, 506 Old Willow Avenue, Honesdale, PA 18431.



Any landowner who owns land proposed to be included within the proposed Area, or any land owner with land adjacent or near the proposed Area who wishes his or her land to be included or not included in the Area may propose modifications of the proposed Area in a form and manner prescribed by the municipality. Any objections to the Proposal and proposed modifications to the Proposal must be filed with Texas Township and the Texas Township planning commission within fifteen (15) days of the date of the publication of this notice. At the end of the fifteen (15) day period, the Proposal and proposed modifications will be submitted to the local planning commission and Agricultural Security Area Advisory Committee (“Advisory Committee”) a public hearing will be held at a later date to consider the Proposal and any proposed modifications received during the fifteen (15) day period, and the recommendations of the planning commission and Advisory Committee.

John J. Martin, Solicitor  
Texas Township, Board of  
Supervisors

8/1/2025



## NOTICE

IN THE COURT OF COMMON  
PLEAS

Wayne COUNTY  
CIVIL ACTION - LAW

ACTION OF MORTGAGE  
FORECLOSURE  
Term No. 639-CV-2024

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

Deutsche Bank National Trust  
Company, as Trustee, in trust for  
the registered holders of Morgan  
Stanley ABS Capital I Inc. Trust  
2006-HE6, Mortgage Pass-  
Through Certificates, Series 2006-  
HE6  
Plaintiff

vs.

PATRICK S. JOHNSEN &  
MARIE T. JOHNSEN  
Mortgagor and Real Owner  
Defendant

TO PATRICK S. JOHNSEN &  
MARIE T. JOHNSEN,  
MORTGAGOR AND REAL  
OWNER, DEFENDANT whose  
last known address is 329  
Lakeshore Drive Lakeville, PA  
18438.

THIS FIRM IS A DEBT  
COLLECTOR AND WE ARE  
ATTEMPTING TO COLLECT A  
DEBT OWED TO OUR CLIENT.  
ANY INFORMATION  
OBTAINED FROM YOU WILL  
BE USED FOR THE PURPOSE  
OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff  
Deutsche Bank National Trust  
Company, as Trustee, in trust for the  
registered holders of Morgan Stanley  
ABS Capital I Inc. Trust 2006-HE6,

Mortgage Pass-Through Certificates, Series 2006-HE6, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Wayne County, Pennsylvania, docketed to No. 639-CV-2024 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 329 Lakeshore Drive Lakeville, PA 18438 whereupon your property will be sold by the Sheriff of Wayne.

#### NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim 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 OR CANNOT AFFORD ONE, 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.**

**NORTHEASTERN  
PENNSYLVANIA LEGAL  
SERVICES, INC.**  
925 Court Street  
Honesdale, PA 18431  
1-877-515-7465

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence  
Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

**8/1/2025**

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#### **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.*

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#### **SHERIFF'S SALE AUGUST 13, 2025**

By virtue of a writ of Execution instituted by: Wells Fargo Bank N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 13th day of August, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEING Lot No. 25, Rose Land Drive, in Bethany Gardens Development, as laid out by George E. Ferris, Registered Surveyor, on June 1, 1959, map of which is recorded in Wayne County Map Book No. 4 at page 145.

The lot herewith conveyed is subject to the following restrictions, covenants and conditions, which bind said lot in the hands of any and all grantees, their heirs and assigns, and mutually bind all lots conveyed subject to such restrictions, covenants and conditions. All such restrictions and conditions are covenants running with the land enforceable by injunction or otherwise at the suit of the former grantors or owners of neighboring or adjoining lands in Bethany Gardens Development.

(1) The land herewith conveyed and improvements placed hereon shall be for residential use only and may not be used for any commercial or club purposes.

(2) One residence only, with garage, may be located upon the lot herewith conveyed, and all building plans, type of construction and location of buildings shall be subject to the approval of the former grantors.

(3) The premises shall be maintained in a neat and sanitary manner. No trailers shall be located upon the premises. Raising of poultry, livestock and farm animals is not permitted. Each owner shall dispose of sewage through a septic tank. All for sale or for rent signs shall be subject to the approval of the former grantors.

(4) Lot owners at Bethany Gardens, in common with other lot owners and a reasonable number of guests and licenses, shall be entitled to use areas located as roads on the recorded maps of Bethany Gardens Development, and after a majority of said lots have been sold, the individual lot owners shall be responsible for maintenance of the portion of the aforesaid roads bordering on such lots until a plan is devised by said lot owners for common maintenance.

(5) The use and maintenance of such common use facilities as may be supplied by the former grantors shall be the grantees' and users' responsibility, and the former grantors shall in no way be held liable or any accidents, damages or other costs arising from or in the course of using such common use facilities, and the grantees will indemnify and save harmless the former grantors from any and all claim, loss, damage or injury growing out of such exercise.

BEING the same premises which D. Michael Evans and Christine M. Evans granted and conveyed unto David Dulay, Inc. by deed dated January 30, 2006 and recorded

January 30, 2006 in Wayne County  
Record Book 2967, page 235.

BEING KNOWN AS: 44 LONG  
MEADOW DRIVE  
HONESDALE, PA 18431-4112

PROPERTY ID: 09-0-0002-0014

TITLE TO SAID PREMISES IS  
VESTED IN CHRISTOPHER  
KINNEY AND ANGELA  
KINNEY, HIS WIFE BY DEED  
FROM DAVID DULAY, INC., A  
PENNSYLVANIA  
CORPORATION, DATED  
AUGUST 15, 2007 RECORDED  
AUGUST 22, 2007 IN BOOK  
NO. 3358 PAGE 344  
INSTRUMENT NO.  
200700008785

Seized and taken in execution as  
property of:  
Christopher Kinney 44 Long  
Meadow Drive HONESDALE PA  
18431  
Angela Kinney 44 Long Meadow  
Drive HONESDALE PA 18431

Execution No. 389-Civil-2024  
Amount Due: \$192,565.15 Plus  
additonal costs

June 6, 2025  
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE  
NOTICE:

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

accordance with the schedule unless  
exceptions are filed within ten (10)  
days thereafter. No further notice of  
filing of the schedule of distribution  
need be given.

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

Danielle R. Dreier Esq.

7/18/2025 • 7/25/2025 • 8/1/2025

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**SHERIFF'S SALE  
AUGUST 13, 2025**

By virtue of a writ of Execution  
instituted by: Amerifunds Secured  
Income Fund, II, 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 13th day  
of August, 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 lot, piece or  
parcel of land situate, lying and  
being in the Township of Paupack,  
County of Wayne and State of  
Pennsylvania, bounded and  
described as follows, to wit:

BEGINNING at a point in the  
macadam pavement of PA Traffic  
Route 590 leading from Hamlin to  
Hawley, said point being the most  
Northwesterly corner of the herein  
described tract; thence in and along

same towards Hawley, South 77 degrees 53 minutes East 160.00 feet also to a point in the macadam pavement; thence leaving said highway and along the Westerly side of right of way line of Shoreline Drive the following two (2) courses of distances: (1) South 31 degrees 11 minutes East 50.95 feet to a placed rebar for a corner; thence leaving said right of way line and thru lands of the (prior) Grantors herein, Joseph E. and Ruth L. Cody, of which this was a part, South 68 degrees 39 minutes, 26 seconds West 233.22 feet to a rebar placed for a corner in line of lands of Leonard Malinoski; thence along same North 2 degrees 53 minutes West 285.00 feet (passing over an iron pipe placed on line at 245.00 feet) to the place of Beginning.

Legal description pursuant to a survey by Karl A. Hennings, Registered Surveyor. Bearing of magnetic meridian 1954.

RESERVING unto the former Grantor, his heirs and assigns, the right to use certain roadway that is presently on the Northeast corner of the premises hereby conveyed which joins Shoreline Drive with Route 590. The aforesaid right of way is visible on the premises conveyed but does not fully appear on the map which is recorded on Map Book 46, Page 329.

TAX PARCEL 19-49-33; Control No. 036566

TITLE is vested in Christopher T. Barnes, by deed from Nationwide Capital Group LLC, dated June 9, 2018, recorded September 15, 2018 in the Wayne County

Clerk's/Register's Office in Deed Book 5333, Page 123.

Seized and taken in execution as property of:  
Christopher T Barnes 175  
Purdytown Tpke LAKEVILLE PA  
18438

Execution No. 660-Civil-2024  
Amount Due: \$51,138.75 Plus  
additional costs

June 2, 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.

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

Dylan Chess Esq.

**7/18/2025 • 7/25/2025 • 8/1/2025**

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## CIVIL ACTIONS FILED

FROM JULY 12, 2025 TO JULY 18, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2022-00622	TULLO JOSEPH	7/14/2025 3:03	VACATE JUDGMENT	—
2022-00622	TULLO TONIANN	7/14/2025 3:03	VACATE JUDGMENT	—
2024-00360	PEKAROVSKIY MIKHAIL	7/14/2025 2:10	WRIT OF EXECUTION	51,649.07
2024-00360	LISETSKIY VLADISLAV	7/14/2025 2:10	WRIT OF EXECUTION	51,649.07
2024-00664	KORN DANIEL R	7/14/2025 2:46	DEFAULT JUDGMENT	3,602.58
2025-00040	BUSNEL CLAUDE	7/14/2025 3:34	JUDGMENT BY AGRMNT	16,909.36
2025-00136	MACCOLLUM JESSICA A	7/14/2025 3:06	DEFAULT JUDGMENT	14,194.61
2025-00151	EDWARDS JEREMY	7/14/2025 2:51	JUDGMENT BY AGRMT	150,526.52
2025-00265	MIGNANO CARLEY	7/16/2025 11:11	DEFAULT JUDGMENT	—
2025-00265	BEJESKI MICHAEL	7/16/2025 11:11	DEFAULT JUDGMENT	—
2025-00288	RAINS FORD COLLIN	7/15/2025 2:55	DEFAULT JUDG IN REM	128,778.08
2025-00288	RAINS FORD BRIAN	7/15/2025 2:55	DEFAULT JUDG IN REM	128,778.08
2025-00288	RAINSFORD COLLIN	7/18/2025 3:18	WRIT OF EXECUTION	—
2025-00288	RAINS FORD BRIAN	7/18/2025 3:18	WRIT OF EXECUTION	—
2025-20481	SANDY EDWARD	7/15/2025 10:35	JP TRANSCRIPT	9,849.48
2025-20481	SANDY'S CUSTOM PAINTING D/B/A	7/15/2025 10:35	JP TRANSCRIPT	9,849.48
2025-20482	MOSER TED	7/18/2025 11:09	WRIT OF REVIVAL	3,639.00

## CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00444	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00444	TORRES ALFRED J	DEFENDANT	7/14/2025	—
2025-00445	MIDLAND CREDIT MANAGMENT INC	PLAINTIFF	7/14/2025	—
2025-00445	COLLETTI ELINA	DEFENDANT	7/14/2025	—
2025-00446	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00446	MCCARTHY AMY	DEFENDANT	7/14/2025	—
2025-00447	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00447	SINGH NATASHA	DEFENDANT	7/14/2025	—
2025-00448	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00448	DANALS TERRI	DEFENDANT	7/14/2025	—
2025-00449	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00449	KELLOGG LEAH	DEFENDANT	7/14/2025	—
2025-00450	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00450	SODON ALEXANDRIA	DEFENDANT	7/14/2025	—
2025-00451	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00451	KURTZ SHAWNA M	DEFENDANT	7/14/2025	—
2025-00452	CAPITAL ONE N A	PLAINTIFF	7/14/2025	—
2025-00452	GELDERMAN SHIANN R	DEFENDANT	7/14/2025	—
2025-00453	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00453	WALSH RENEE L	DEFENDANT	7/14/2025	—

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

2025-00454	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00454	WARDLOW JUSTIN	DEFENDANT	7/14/2025	—
2025-00455	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00455	HANLON KIMBERLY	DEFENDANT	7/14/2025	—
2025-00456	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00456	HANLON KIMBERLY	DEFENDANT	7/14/2025	—
2025-00457	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00457	DECKER JOSEPH C	DEFENDANT	7/14/2025	—
2025-00458	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00458	JANULIS ASHLEY	DEFENDANT	7/14/2025	—
2025-00459	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	7/14/2025	—
2025-00459	SWEENEY MICHELE	DEFENDANT	7/14/2025	—
2025-00465	CAVALRY SPV I LLC	PLAINTIFF	7/16/2025	—
2025-00465	RICKERT TIMOTHY J	DEFENDANT	7/16/2025	—

**MISCELLANEOUS — OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00463	TIGUE WAYNE	PLAINTIFF	7/16/2025	—
2025-00463	STOUT PHILIP	DEFENDANT	7/16/2025	—
2025-00463	STOUT TERRY	DEFENDANT	7/16/2025	—
2025-00463	DOE JOHN	DEFENDANT	7/16/2025	—

**NAME CHANGE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00462	NOVIKOV NICK	PETITIONER	7/15/2025	—

**REAL PROPERTY — QUIET TITLE**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00464	TIGUE WAYNE	PLAINTIFF	7/16/2025	—
2025-00464	MALDARELLI GARY R	DEFENDANT	7/16/2025	—

**TORT — PREMISES LIABILITY**

Case No.	Indexed Party	Type	Date	Amount
2025-00477	J M A MINOR BY HIS FATHER AND NATURAL GUARDIAN	PLAINTIFF	7/18/2025	—
2025-00477	MUNIZ DAVID	PLAINTIFF	7/18/2025	—
2025-00477	VITIELLO SILVIO	DEFENDANT	7/18/2025	—

## MORTGAGES AND DEEDS

*RECORDED FROM JULY 7, 2025 TO JULY 11, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### MORTGAGES

Information: 350,000.00 Mortgagor: MAIN STREET DESIGN ASSOCIATES LLC 2 - MAIN STREET DESIGN ASSOCIATES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$350,000.00 Mortgagee: HONESDALE NATIONAL BANK  Municipality HONESDALE BOROUGH
Information: 273,225.00 Mortgagor: CHAWDHURY, ASMINA AKTER  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$273,225.00 Mortgagee: QUONTIC BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality STERLING TOWNSHIP
Information: 237,688.00 Mortgagor: BISHOP, DONALD D 2 - BISHOP, ANDREA LEE  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$237,688.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality BERLIN TOWNSHIP
Information: 140,000.00 Mortgagor: LANE, SHIRLEY E 2 - LANE, GARY S  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,000.00 Mortgagee: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality LEHIGH TOWNSHIP
Information: 170,625.00 Mortgagor: CENTRALIZED HOUSING LLC 2 - CENTRALIZED HOUSING L L C  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$170,625.00 Mortgagee: YOUR FAVORITE LENDERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality HONESDALE BOROUGH
Information: 34,000.00 Mortgagor: BARON, CHERI 2 - BARON, DANIEL A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$34,000.00 Mortgagee: DIME BANK  Municipality SALEM TOWNSHIP
Information: 52,574.00 Mortgagor: DEGROAT, RICHARD 2 - DEGROAT, KRISTINA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$52,574.00 Mortgagee: DIME BANK  Municipality CHERRY RIDGE TOWNSHIP
Information: 201,286.00 Mortgagor: MEADE, NEAL 2 - CASTELLANO, NICOLE ANNE  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$201,286.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  Municipality HONESDALE BOROUGH

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

Information: 156,000.00 Mortgagor: ESPINAL, ANA	Consideration: \$156,000.00 Mortgagee: TD BANK 2 - T D BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 455,000.00 Mortgagor: WADESON, CHRISTOPHER 2 - WADESON, REBECCA	Consideration: \$455,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: 231,563.00 Mortgagor: NEDERFIELD LIVING TRUST 2 - NEDERFIELD, SEAN J TR	Consideration: \$231,563.00 Mortgagee: CHURCHILL MORTGAGE HOME LOANS 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
3 - NEDERFIELD, JENNIFER E TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 276,000.00 Mortgagor: HARTMANN, STEVEN J	Consideration: \$276,000.00 Mortgagee: INTERSTATE HOME LOAN CENTER INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 45,000.00 Mortgagor: POLLAN, DOUGLAS	Consideration: \$45,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: 145,500.00 Mortgagor: POPKO, ANGEL E 2 - MARTIN, DAKOTA LEE	Consideration: \$145,500.00 Mortgagee: UNITED MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: 70,000.00 Mortgagor: DOHENY, THOMAS 2 - HEBERT, MARY	Consideration: \$70,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: 50,000.00 Mortgagor: THORPE, ROBERT L 2 - THORPE, CHRISTINE K	Consideration: \$50,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 150,000.00 Mortgagor: FLYNN, ROBERT E 2 - FLYNN, KIM JODY	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: 215,825.00 Mortgagor: MISKO, LIAM	Consideration: \$215,825.00 Mortgagee: UNITED WHOLESale MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1

Information: 125,000.00 Mortgagor: BIONDO, PHILIP M 2 - BIONDO, MICHELE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: DIME BANK  Municipality MOUNT PLEASANT TOWNSHIP
Information: 50,000.00 Mortgagor: RECHNER, JEANNE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 207,200.00 Mortgagor: FONSECA, VERA M 2 - FONSECA, SERGIO L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$207,200.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP
Information: 232,703.00 Mortgagor: WHITTLE, KRISTY LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$232,703.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 105,214.00 Mortgagor: UTTER, EDWARD  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$105,214.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - VETERANS UNITED HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 668,800.00 Mortgagor: GIAMPIETRO, ERNEST 2 - DAVIS, LISA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$668,800.00 Mortgagee: HORIZON FARM CREDIT  Municipality DAMASCUS TOWNSHIP
Information: 70,000.00 Mortgagor: GIRALDO, JOHNNY 2 - NURASSILOVA, AIZHAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$70,000.00 Mortgagee: HOMERIGHT INVESTORS LLC 2 - HOMERIGHT INVESTORS L L C Municipality LEHIGH TOWNSHIP
Information: 329,850.00 Mortgagor: BERRIGAN, BRENDAN  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$329,850.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 19,155.23 Mortgagor: HINELINE, KENNETH A 2 - HINELINE, SABRINA K Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$19,155.23 Mortgagee: HOUSING & URBAN DEVELOPMENT  Municipality SALEM TOWNSHIP
Information: 70,000.00 Mortgagor: CURTIS, KAREN 2 - LECRONE, JASON  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$70,000.00 Mortgagee: LOANDEPOT COM 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 66,000.00 Mortgagor: MONAGHAN, ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$66,000.00 Mortgagee: AMERISERV FINANCIAL BANK Municipality HAWLEY BOROUGH
Information: 150,000.00 Mortgagor: FRISBIE, BRUCE  Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality SOUTH CANAAN TOWNSHIP

Information: 93,000.00 Mortgagor: WIMMER, EMILY P	Consideration: \$93,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 60,000.00 Mortgagor: CAREY, EUGENE 2 - CAREY, CHRISTINE	Consideration: \$60,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 50,000.00 Mortgagor: BIGUS, JOHN 2 - BIGUS, ROSEMARIE	Consideration: \$50,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 806,500.00 Mortgagor: RAMSKI, DAVID 2 - DE PADUA , ASHLEY BY AGENT 3 - RAMSKI, DAVID AGENT	Consideration: \$806,500.00 Mortgagee: PROSPERITY HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 49,400.00 Mortgagor: HERZOG, JULIE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$49,400.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 30,000.00 Mortgagor: WRIGHT, SUSAN 2 - WRIGHT, WILLIAM	Consideration: \$30,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality OREGON TOWNSHIP
Information: 279,000.00 Mortgagor: GRUPP, PAUL L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$279,000.00 Mortgagee: JEFF BANK Municipality DAMASCUS TOWNSHIP
Information: 240,000.00 Mortgagor: VANBLARCOM, ROBERT C 2 - VANBLARCOM, FAITH MARIE	Consideration: \$240,000.00 Mortgagee: KULICK, KURTH G
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality OREGON TOWNSHIP
Information: 285,600.00 Mortgagor: AMERICAN HOUSE TATTOOING LLC 2 - AMERICAN HOUSE TATTOOING L L C	Consideration: \$285,600.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP

## DEEDS

Information: Grantor: MUNNING, PHILIP P JR 2 - MUNNING, MARYANNE	Consideration: \$150,000.00 Grantee: YUKHNO, TATSIANA 2 - YANCHANKA, YURY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 7 Grantor: COLAN, JOHN R III	Consideration: \$35,000.00 Grantee: DELPH, WILLIAM D 2 - DELPH, KAREN E
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP



Information: Grantor: ELNATSHE, HASEM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Grantee: ORZEL, PETER Municipality LEHIGH TOWNSHIP
Information: LOT 32 Grantor: WHITE, ANNE B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WHITE, ANNE B Municipality STERLING TOWNSHIP
Information: LOT 440 Grantor: BILLIA, PETER J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: PETER J BILLIA REVOCABLE LIVING TRUST 2 - BILLIA, PETER J TR Municipality DYBERRY TOWNSHIP
Information: Grantor: PODLUZSKAYA, NADEZHDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$364,300.00 Grantee: CHAUDHURY, ASMINA AKTER Municipality STERLING TOWNSHIP
Information: Grantor: SHUTE, KENNETH G Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SHUTE, KENNETH G 2 - CHWALEK, MICHAEL F Municipality MANCHESTER TOWNSHIP
Information: Grantor: ONE NINE NINE TWO J JAY RHOADS TRUST 2 - ONE NINE NINE TWO ANN RHOADS TRUST 3 - RHOADS, JOHN TR 4 - RHOADS, SILENIA TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,200,000.00 Grantee: RAMSKI, DAVID 2 - DE PADUA , ASHLEY Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: ONE NINE NINE TWO J JAY RHOADS TRUST 2 - ONE NINE NINE TWO ANN RHOADS TRUST 3 - RHOADS, JOHN TR 4 - RHOADS, SILENIA TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RAMSKI, DAVID 2 - DE PADUA , ASHLEY Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 18 Grantor: BISHOP, DONALD D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BISHOP, DONALD D 2 - BISHOP, ANDREA LEE Municipality BERLIN TOWNSHIP
Information: Grantor: BOGUSKI, JOHN C SR AKA BY AF 2 - BOGUSKI, JOHN C AKA BY AF 3 - BOGUSKI, DENNIS AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$155,000.00 Grantee: CAVAGE, MICHAEL W 2 - ASHBY, JAMES V Municipality CLINTON TOWNSHIP 1
Information: Grantor: CLEMO, DEBORAH S 2 - DIRKSON, PAMELA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CLEMO, DEBORAH S Municipality PALMYRA TOWNSHIP
Information: Grantor: SAMSON, TRAVIS 2 - SAMSON, MARY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$205,000.00 Grantee: MEADE, NEAL 2 - CASTELLANO, NICOLE Municipality HONESDALE BOROUGH

Information: LOT 90 Grantor: KELLY, CHRISTIAN T 2 - KELLY, PAUL F Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,000.00 Grantee: DAVE DOYLE CONSTRUCTION LLC 2 - DAVE DOYLE CONSTRUCTION L L C Municipality PAUPACK TOWNSHIP
Information: Grantor: BIANCHI, CARLO J JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$195,000.00 Grantee: ESPINAL, ANA Municipality LEHIGH TOWNSHIP
Information: Grantor: CLAUSS, JANE EST AKA 2 - CLAUSS, JANE P EST AKA 3 - CLAUSS, JANE PAULA EST AKA 4 - CLAUSS, ROBERT JAMES EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$20,000.00 Grantee: CARAVELLA, JOHN 2 - CARAVELLA, SILVIA Municipality LAKE TOWNSHIP
Information: Grantor: COULTER, ERIC L 2 - COULTER, HOLLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MASKER, BRITTANY Municipality HONESDALE BOROUGH
Information: Grantor: MEDVETZ, LISA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$285,000.00 Grantee: WAYNE MEMORIAL HOSPITAL Municipality HONESDALE BOROUGH
Information: Grantor: HUBBARD, BRADLEY K 2 - HUBBARD, SHARON L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CONKLIN, RENEE Municipality SCOTT TOWNSHIP
Information: Grantor: ORNSTEIN, TAD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ORNSTEIN, CHELSIE Municipality MANCHESTER TOWNSHIP
Information: CLINTON 1 & DYBERRY TOWNSHIPS Grantor: GILBERT, GARY 2 - GILBERT, NANCY M Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: MACKLE, LEAANN 2 - GILBERT, TRAVIS 3 - GILBERT, CODY Municipality CLINTON TOWNSHIP 1 DYBERRY TOWNSHIP
Information: LOT 2544 Grantor: YOCUM, JOHN D 2 - YOCUM, DEBRA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$308,750.00 Grantee: NEDERFIELD LIVING TRUST 2 - NEDERFIELD, SEAN J TR 3 - NEDERFIELD, JENNIFER E TR Municipality SALEM TOWNSHIP
Information: Grantor: VANDEWATER, LINDA EST 2 - GRUBER, FRANCES EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OLGA & DOROTHEA DESSIN SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS Municipality CLINTON TOWNSHIP 1
Information: LOT 8 Grantor: KALASKI, CHRISTINE P Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KALASKI, CHRISTINE P 2 - CARLSON, BARBARA L Municipality PAUPACK TOWNSHIP

Information: Grantor: HARGY, THOMAS J 2 - HARGY, CAROLYN L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: POPKO, ANGEL E 2 - MARTIN, DAKOTA LEE Municipality STERLING TOWNSHIP
Information: Grantor: MCMANUS, GARY A 2 - MCMANUS, MARY T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$320,000.00 Grantee: RYAN, CATHERINE B 2 - RYAN, PATRICK E Municipality PRESTON TOWNSHIP
Information: Grantor: DOLFI, RONALD 2 - DOLFI, PAMELA J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$180,000.00 Grantee: STONE, FREDERICK M 2 - STONE, JANET Municipality LEHIGH TOWNSHIP
Information: Grantor: DIME BANK Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$600,000.00 Grantee: THREE ZERO NINE MAIN AVE LLC 2 - THREE ZERO NINE MAIN AVE L L C Municipality HAWLEY BOROUGH
Information: Grantor: WAYNE COUNTY TAX CLAIM BUREAU 2 - PHIPPS, CECIL P 3 - PHIPPS, A PATRICIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$689.26 Grantee: BYRNE, LORI 2 - WILSON, STEPHEN Municipality LEHIGH TOWNSHIP
Information: Grantor: DUPLESSIS, FRANCIS W 2 - DUPLESSIS, LUANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$222,500.00 Grantee: MISKO, LIAM Municipality CLINTON TOWNSHIP 1
Information: Grantor: COURTRIGHT, CHRIS E 2 - COURTRIGHT, PATRICIA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$239,900.00 Grantee: WHITTLE, KRISTY LYNN Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 291 Grantor: SORG, PHILIP 2 - SORG, KATHLEEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SORG, KATHLEEN Municipality PAUPACK TOWNSHIP
Information: LOT 600 Grantor: KELLY, EDWARD J EST 2 - HEFFNER, NORENE EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HEFFNER, NORENE 2 - BOYCE, KAREN Municipality LAKE TOWNSHIP
Information: LOT 1 Grantor: FREITAG, ERIC 2 - WEINSTOCK, JIL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$530,000.00 Grantee: DONATO, ANTHONY N 2 - DONATO, SALLY M Municipality PRESTON TOWNSHIP
Information: LOT 600 Grantor: BOYCE, KAREN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HEFFNER, NORENE Municipality LAKE TOWNSHIP
Information: Grantor: RAPP, KEVIN R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$103,000.00 Grantee: UTTER, EDWARD Municipality LAKE TOWNSHIP

Information: LOT 1532 Grantor: ROSSBACH, PETER J 2 - ROSSBACH, PATRICIA A	Consideration: \$1.00 Grantee: PETER J ROSSBACH LIVING TRUST 2 - PATRICIA A ROSSBACH LIVING TRUST 3 - ROSSBACH, PETER J TR 4 - ROSSBACH, PATRICIA A TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: PARCEL A B Grantor: MANNICK, GAIL M	Consideration: \$1.00 Grantee: GAIL M MANNICK IRREVOCABLE GRANTOR TRUST 2 - DOUGHERTY, JENNIFER TR 3 - PARK, REBECCA TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAN TOWNSHIP
Information: LOT 1 Grantor: SLADE, DAVID 2 - SLADE, CHANDRA	Consideration: \$366,500.00 Grantee: BERRIGAN, BRENDAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: DEXTER, ROBERT W SR EST AKA 2 - DEXTER, ROBERT WILLIAM SR EST AKA 3 - DEXTER, ROBERT W EST AKA 4 - DEXTER, SHANNON EXR AKA 5 - DEXTER, SHANNON LEE EXR AKA	Consideration: \$140,000.00 Grantee: DEXTER, SCHUYLER J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: BISHOP, LAURIE J 2 - TONETTI, LINDA S LAABS 3 - LAABSTON ETT I , LINDA S 4 - UTEGG, LINDA S	Consideration: \$540,000.00 Grantee: RDE WHITETAIL LLC 2 - R D E WHITETAIL L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: PARCEL 1 Grantor: BURYCHKA, BRIAN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION Municipality STERLING TOWNSHIP
Information: PARCEL 9 Grantor: GABRIELSEN, FRANK I Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION Municipality SALEM TOWNSHIP
Information: PARCEL 1 Grantor: FRISCH, RICHARD E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION Municipality HONESDALE BOROUGH
Information: PARCEL 4 Grantor: FRISCH, THOMAS M 2 - FRISCH, SUZANNE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION Municipality HONESDALE BOROUGH
Information: PARCEL 2 Grantor: LAMOND, SCOTT D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION Municipality LEBANON TOWNSHIP
Information: Grantor: MILLER, LAURA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$184,000.00 Grantee: CYKOSKY, CHRISTOPHER Municipality PAUPACK TOWNSHIP
Information: LOT A Grantor: SOTO, ANDRE 2 - SOTO, ALISON AKA 3 - SOLLERS, ALISON AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$37,500.00 Grantee: OWEGO LLC 2 - OWEGO L L C Municipality CHERRY RIDGE TOWNSHIP

Information: Grantor: PLAVNICKY, JANICE	Consideration: \$1.00 Grantee: SISTER PACT LLC 2 - SISTER PACT L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 12 Grantor: BELIAK, BRADLEY	Consideration: \$1.00 Grantee: POCONO SPRINGS CIVIC ASSOCIATION INC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: LAND, KATHY SUE EST AKA 2 - LAND, KATHY EST AKA 3 - LAND, KATHY S EST AKA 4 - TICE, MARSHA EXR AKA 5 - TICE, MARSHA KAY EXR AKA	Consideration: \$129,000.00 Grantee: HALLERAN, ROBERT
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: Grantor: NEALES, ERNEST A 2 - RICHARD, DANA 3 - MAINES, DANA	Consideration: \$1.00 Grantee: NEALES, ERNEST A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: JONES, CINDY 2 - STAMMLER, KRISTA 3 - STAMMLER, DAVID	Consideration: \$10.00 Grantee: STAMMLER, LOIS J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: CIARDULLO, MICHAEL J 2 - CIARDULLO, DARLENE A	Consideration: \$1.00 Grantee: CIARDULLO, MICHAEL J 2 - CIARDULLO, DARLENE A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: PAGAC, JOHN 2 - PAGAC, EMILY	Consideration: \$1.00 Grantee: PAGAC, JOHN 2 - PAGAC, EMILY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 32 Grantor: PETERS, BARBARA Z AKA 2 - PETERS, BARBARA RUTH AKA	Consideration: \$310,000.00 Grantee: GRUPP, PAUL L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: CALLAHAN, TARA ROSE	Consideration: \$245,000.00 Grantee: VANBLARCOM, ROBERT C 2 - VANBLARCOM, FAITH MARIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality OREGON TOWNSHIP
Information: Grantor: THOMAS, DAVID G 2 - PERRI, DONALD J 3 - PERRI, RONALD G	Consideration: \$1.00 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: HIGHHOUSE RENTAL PROPERTIES LLC 2 - HIGHHOUSE RENTAL PROPERTIES L L C	Consideration: \$45,000.00 Grantee: ANDERSON, MICHAEL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*August 4, 2025–August 8, 2025*

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**Wednesday, August 6, 2025**

9:00 AM  
Central Court 3rd Floor Courtroom

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9:00 AM – 9:30 AM  
Mortgage Foreclosure  
84-2025-CV HNB v. Rose & Filone K.Martin/Pro Se

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

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**Thursday, August 7, 2025**

8:30 AM  
Extradition-SCi Waymart  
Robert Bickel

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9:00 AM  
Formal Arraignments  
179-2024-CR Stout, Phillip

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9:00 AM  
Commonwealth Matters  
Sentencing 198&199-2024-CR Derossi, Destiny Collins  
Sentencing 97-2025-CR Oneill, Brian Burlein  
Sentencing 50-2025-CR Reese, Amanda Martin II  
Sentencing 388-2024-CR Pidi, Robert Collins  
Sentencing 43-2025-CR Watson, Kevin Pike  
Contempt 527-2002-CR Gutierrez, Rafael  
Contempt 209-2006-CR Young, Gary  
Contempt 614-2006-CR Lafay, Micahel  
Argument on Mtn to Amend the Information 68-2025-CR Gracia, Anthony  
Burlein

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11:00 AM  
Summary Appeal  
25-2025-SA Byrne, Patrick Matri  
26 & 27-2025-SA Beadle, Joan

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1:00 PM  
Commonwealth Matters  
ARD Revocation 381-2024-CR Watson, Kevin Pike

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Petition for Revocation and Forfeiture of Bail  
317 & 318-2024-CR Hamm, Cody Pro Se  
Hearing on Motion to withdraw/vacate appearance of Public defender  
129-2025-CR Debassige Tiffany Martin II  
ARD 119-2025-CR Shore, Bradley K.Martin  
GP 90-2025-CR Schollenberger, James K. Martin

### Friday, August 8, 2025

9:00 AM  
PFA  
279-2025-DR Haller v. Wilkes B.Ellis

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10:00 AM  
Com v Pender  
Wyoming county GP & Motion for modification of bail

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## COURT CALENDAR — FOURTH FLOOR COURTROOM #2

*August 4, 2025–August 8, 2025*

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### Monday, August 4, 2025

9:00 AM  
Status Conferences  
9:30  
579-2023-CV Bardi v Nationwide Ohliger/Cole  
10:00 90-2022-MLD Tru-core v. Big power & Longo  
Jenkins/Rydzewski/Otway  
10:30 659-2024-CV Flanagan v. Clemo  
Treat/W.Martin

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10:00 AM  
In Re: Adoption of J. C. 14-2025-AD  
Adoption  
Ellis

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11:30 AM  
Rutledge v. Weibel 278-2025-CV  
Status Conference (Partition)  
Bugaj/Marinos

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1:30 PM  
In Re: T. W. 68-2020- OCD  
Hearing on Petition for Approval to Open Medicaid Complaint Annuity  
Rechner

## **Tuesday, August 5, 2025**

Dependency  
9:00 24 & 25-2023-DP Permanency Review In Re: G. S. & D. F.  
Anderson/Collins  
9:30 22-2023-DP Permanency Review In Re: J. W.  
Anderson/Collins/B.Ellis/Rechner  
10:00 26-2023-DP Permanency Review In Re: I.K. Anderson/B.Ellis/Weed  
10:30 30-2021-DP Permanency Review In RE: S. G.  
Anderson/B.Ellis  
11:00 24-2021-DP Permanency Review In Re: A.A.  
Anderson/Martin II/B.Ellis  
11:30 27&28-2023-DP Permanency Review In Re: A.H. & J. H.  
Anderson/Martin II  
1:30 7-2025-DP  
Argument on Motion for Court Order governing disclosure of Confidential  
info  
In Re: A. M.

## **Wednesday, August 6, 2025**

9:00 AM  
Mortgage Foreclosure  
577-2023-CV Planet Home Lending v. Effenberger

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9:30 AM  
In re: K.J.L.S. 11-2025-AD  
TPR hearing  
Anderson/

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10:30 AM  
In Re: A. S. 3-2025-AD  
Adoption  
Collins/Anderson/Henry

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1:30 PM – 2:30 PM  
In Re: K.R.P. 13-2025-AD  
Voluntary Relinquishment of Parental Rights  
Bugaj

## **Thursday, August 7, 2025**

9:30 AM  
Estate of C.B. 97-2025-OCD  
Petition for Citation Sur Appeal for Register in Probating Will  
Bugaj/Barna

## ARBITRATION ROOM CALENDAR

August 4, 2025–August 8, 2025

### Monday, August 4, 2025

1:30 PM  
Remo v Jorge 62-2024-CV  
Private Sale (Rechner)  
Clause/W.Martin

### Friday, August 8, 2025

9:00 AM  
Hess v. Hess 197-2018-DR  
Custody Hearing  
J.Ellis/Martin II

2:00 PM  
Hoffman v. Hoffman 546-2023-DR  
Custody Hearing (Karam)  
Pro Se/Thomas



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