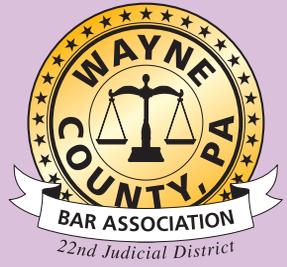


WAYNE COUNTY BAR ASSOCIATION



February 27, 2026
Vol. 16, No. 1
Honesdale, PA

OFFICIAL LEGAL JOURNAL

OF WAYNE COUNTY, PA



IN THIS ISSUE

LEGAL NOTICES	5
SHERIFF'S SALES	7
CIVIL ACTIONS FILED	15
MORTGAGES & DEEDS	18
COURT CALENDAR	26
ATTORNEY DIRECTORY	30

Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



© 2025 Legal Journal of Wayne County

The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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

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

P: 570-251-1512
F: 570-647-0086

www.waynecountylawyers.org

Submit advertisements to
baileyd@ptd.net

OFFICERS

President
John Martin, Esq.

Vice-President
Jessica Ellis, Esq.

Secretary
John Martin II, Esq.

Treasurer
Ethan Wood, Esq.

Court Administrator
Nicole Hendrix, Esq.

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

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

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

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

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

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



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

PRICING & RATES

Notice Pricing

One time Insertions

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

All other notices will be billed at \$1.95 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

Subscription Rates

Per Year

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

WAYNE COUNTY OFFICIALS

Judges of the Court of Common Pleas

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

Magisterial District Judges

Bonnie L. Carney
Jonathan J. Dunsinger

Court Administrator

Nicole Hendrix, Esq.

Sheriff

Chris Rosler

District Attorney

A. G. Howell, Esq.

Prothonotary, Clerk of The Court

Edward “Ned” Sandercock

Chief Public Defender

Steven Burlein, Esq.

Commissioners

Brian W. Smith, Chairman

James Shook
Jocelyn Cramer

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

Auditors

Carla Komar
Catherine Rickard
Robin Sampson

Wayne County LEGAL JOURNAL

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

2025 LEGAL ADVERTISING RATES Effective 5/1/2025

Estate Notices \$125
Three (3) time insertion

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

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

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

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

General Advertising Rates All Advertisements Are Pre-Pay

Subject to approval
Subject to space availability
Credit Cards accepted—Mastercard and Visa only.
Prices are based upon your advertisement
submitted camera-ready or via email in PDF
or JPG format.

Certain Restrictions Apply

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

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

Contact for Advertising Details:

Phone: 570-251-1512

Fax: 570-647-0086

Email: baileyd@ptd.net

	One Insertion	Quarterly (3 Issues)	Semi-Annual (6 Issues)	Annual (12 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.

ADMINISTRATOR'S NOTICE

ESTATE OF Linda Jean Bachmann a/k/a Linda J. Bachmann a/k/a Linda Bachmann, late of Lebanon Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Joseph Giannetti a/k/a Joseph Giannetti, of 2091 Great Bend Turnpike, Honesdale, PA 18431. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

2/27/2026 • 3/6/2026 • 3/13/2026

ADMINISTRATOR'S NOTICE

ESTATE OF Emily A. Kisel a/k/a Emily A. Socha a/k/a Emily A. Socha Cuda, late of Mount Pleasant Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Timothy J. Cuda a/k/a Tim

Cuda, of 539 Creamton Drive, Pleasant Mount, PA 18453. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that letters Testamentary have been issued to John J Martin in the Estate of Joseph R Schwighofer, who died on January 2, 2026, late resident of 570 Cliff Street, Honesdale, Pennsylvania 18431. 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 the law offices of JOHN J. MARTIN, ESQUIRE, Attorney for the Estate, at 1022 Court Street, Honesdale, PA 18431

**JOHN J. MARTIN, ESQUIRE,
ATTORNEY FOR THE ESTATE**

2/27/2026 • 3/6/2026 • 3/13/2026

ESTATE NOTICE

Estate of William Schott
Late of Canaan Township
EXECUTOR
Mary F. Schott
12 Davis Rd.
Waymart, PA 18472

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of Joseph L. Shields
Late of Lebanon Township
ADMINISTRATOR
Joseph E. Shields
340 Sunny Burn Road
Elizabethtown, PA 17022
ATTORNEY
Young & Young
44 S. Main Street, P.O. Box 126
Manheim, PA 17545

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of John C. Kohrs
Late of Damascus Township
EXECUTOR
Arthur E. Freiermuth
925 Milanville.
Beach Lake, PA 18405
ATTORNEY
Frances S. Clemente
86 Boyds Mills Rd.
Beach Lake, PA 18405

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of Rose Theresa Borzone
AKA Rose Borzone
Late of Salem Township
EXECUTOR
Maryanne Davick
130 The Hideout
Lake Ariel, PA 18436
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

In the Estate of Paul Petrilak,
a/k/a Paul J. Petrilak of Browndale,
Wayne County, Commonwealth of
Pennsylvania.

Letters Testamentary in the
above estate have been granted to
Eileen Aguiar, a/k/a Eileen M.
Aguiar, a/k/a Eileen Marie Aguiar.
All persons indebted to said estate
are requested to make prompt
payment and all having claims
against said estate will present
them without delay to:

Marissa McAndrew, Esquire
McAndrew Law Offices, PC
630 Main Street
Forest City, PA 18421
(570) 785 - 3333
Attorney for the Estate

2/20/2026 • 2/27/2026 • 3/6/2026

EXECUTOR'S NOTICE

ESTATE OF Theresa R. Curtis, late
of Bethany Borough, Wayne County,
Pennsylvania. Any person or persons
having claim against or indebted to
the estate present same to Richard S.
Baum, Esq, of 438 Broadway, PO
Box 1260, Monticello, NY 12701.
Ethan C. Wood, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

2/20/2026 • 2/27/2026 • 3/6/2026

ESTATE NOTICE

Estate of Theresa Ann Brawdy
AKA Theresa A. Brawdy AKA
Theresa Brawdy
Late of Honesdale Borough

ADMINISTRATOR
Heather Brawdy
712 Maple Ave.
Honesdale, PA 18431

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

2/13/2026 • 2/20/2026 • 2/27/2026

**NOTICE OF
DECEDENT'S ESTATE**

NOTICE IS HEREBY GIVEN that **Letters of Administration** have been granted in the Estate of Charles Richard Pratt, late of Clinton Township, Wayne County, Pennsylvania (died April 2, 2020). All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to Administratrix, Edith Ann Wormsley, or John J. Lawler, Jr., Attorney for the Estate, 25 North Main Street, Suite Two, Carbondale, Pennsylvania 18407.

JOHN J. LAWLER, JR., ESQUIRE

2/13/2026 • 2/20/2026 • 2/27/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Robert J. Small, late of Beach Lake, Wayne County, PA, Date of death May 5, 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.

2/13/2026 • 2/20/2026 • 2/27/2026

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

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

**SHERIFF'S SALE
MARCH 11, 2026**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

All that piece, parcel or lot of land, situate, lying and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows;

FIRST: Lot numbered seventy-seven (77) in Division 5, Hawley Wood Development, No. 2, having fifty (50) feet frontage on Second Road; one hundred (100) feet on Lot No. 78; fifty (50) feet on Lot No. 86 and one hundred (100) feet

on Lot No. 76.

SECOND: Being a lot fifty (50) feet in front and rear and one hundred (100) feet in depth, front on Second Road in Division 5 of Hawleywood Development No. 2, and being bounded on the North by Lot No. 87 in said Division No. 5; on the East by Lot No. 75 in said Division No. 5; on the South by Second Road; and on the West by Lot No. 77 in said Division No. 5; and Being Lot No. 76 in Division 5 of Hawleywood Development No. 2.

UNDER AND SUBJECT to Conditions and Restrictions of Record.

TITLE TO SAID PREMISES VESTED IN Kenneth A. Parlatore , by Deed from George E. Zellmer and Joan M. Zellmer , dated February 6, 2004, recorded February 26, 2004, Instrument Number 200400002092.

TAX PARCEL NOS.: 19-0-0013-0131 & 19-0-0013-0132

ADDRESS BEING KNOWN AS:
9 2nd Road, Hawley, PA 18428

Seized and taken in execution as property of:
Kenneth A Parlatore 9 2nd Rd
HAWLEY PA 18428

Execution No. 566-Civil-2025
Amount Due: \$133,386.80 Plus
additional costs

December 12, 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.

Jared M Greenberg Esq.

2/13/2026 • 2/20/2026 • 2/27/2026

**SHERIFF'S SALE
MARCH 18, 2026**

By virtue of a writ of Execution instituted by: Planet Home Lending LLC issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 18th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN plot, piece or parcel of land situated in the Township of Salem, Wayne County, Pennsylvania, known as Lot 1707, Section 15, of The

Hideout a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania, April 9, 1970 in Plat Book 5, pages 26 and 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book, 5, pages 57 and 58; February 8, 1971 in Play Book 5, pages 59 and 61 through 63; March 24, 1971 in Plat Book 5, pages 66 through 68; May 10, 1971 in Plat Book 5, pages 69 through 72; March 14, 1972 in Plat Book 5, pages 73 through 76, 79 through 84 and 86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, Pages 96 through 104, as amended and supplemented.

BEING the same premises conveyed to Colin J. Effenberger, by deed from Patrick G. Haines and Kimberly A. Haines, husband and wife, dated September 20, 2022, recorded September 27, 2022 in the Wayne County Clerk's/Register's Office in Deed Book 6211, Page 339.

TAX MAP NO.:22-0-0024-0053.-

ADDRESS KNOWN AS: 25 Windemere Court aka 1707 Windemere Court, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Colin J Effenberger 25 Windemere Court a/k/a 1707 Windemere Court LAKE ARIEL PA 18436

Execution No. 577-Civil-2023
Amount Due: \$194,930.32 Plus additional costs

December 26, 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.

Jill M. Fein Esq.

2/20/2026 • 2/27/2026 • 3/6/2026

**SHERIFF'S SALE
MARCH 18, 2026**

By virtue of a writ of Execution instituted by: Lakeview Loan Servicing 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 18th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in

the Borough of Honesdale the following property, viz:

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND BEING, LYING AND SITUATE IN THE TOWNSHIP OF BERLIN, COUNTY OF WAYNE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL ONE: BEGINNING AT A POINT IN THE CENTER OF STATE HIGHWAY LEGISLATIVE ROUTE 63026 IN THE SOUTHERLY LINE OF LANDS OF WALTER ROESING; THENCE ALONG SAID LINE OF ROESING, SOUTH 88 DEGREES 15 MINUTES EAST 372.7 FEET TO AN IRON PIN CORNER IN A STONE WALL IN THE WESTERLY LINE OF LOT 1C AS SHOWN ON A MAP OF SUBDIVISION OF GERALD L. SLATER; THENCE ALONG SAID WESTERLY LINE OF LOT 1C, SOUTH 01 DEGREE 36 MINUTES WEST 302 FEET, MORE OR LESS, TO AN IRON PIN CORNER IN THE NORTHERLY LINE OF LOT 1C; THENCE ALONG SAID LINE, NORTH 86 DEGREES 47 MINUTES WEST 270 FEET TO A POINT IN THE CENTER OF SAID LEGISLATIVE ROUTE 63026; THENCE ALONG CENTER OF SAID ROAD, NORTH 19 DEGREES 03 MINUTES WEST 50.6 FEET TO A POINT AND NORTH 17 DEGREES 12 MINUTES WEST 263.4 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 2.2 ACRES OF LAND, BE THE SAME MORE

OR LESS. BEING ALL OF LOT 1D AS SHOWN ON MAP OF SUBDIVISION OF GERALD L. SLATER, REVISED SEPTEMBER 27, 1975, AS SURVEYED BY JOHN A. BODNAR, REGISTERED SURVEYOR.

UNDER AND SUBJECT TO A UTILITY RIGHT OF WAY GRANTED BY FORMER GRANTOR TO THE PENNSYLVANIA POWER AND LIGHT COMPANY AND BIG EDDY TELEPHONE COMPANY.

THE ABOVE DESCRIBED PREMISES ARE DESIGNATED AS PARCEL NUMBER 01-0-0006-0001 ON THE TAX MAPS OF BERLIN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA.

PARCEL TWO: BEGINNING AT A POINT IN THE CENTERLINE OF STATE HIGHWAY LEGISLATIVE ROUTE 63026, SAID POINT BEING A COMMON CORNER BETWEEN LOTS 1D AND 1C; THENCE ALONG CENTER OF SAID ROAD, SOUTH 19 DEGREES 03 MINUTES EAST 199.40 FEET TO A POINT; THENCE ALONG THE NORTH SIDE OF A 50 FOOT WIDE PRIVATE DRIVE, NORTH 88 DEGREES 57 MINUTES EAST 312 FEET TO A POINT, THENCE CONTINUING ALONG THE NORTH SIDE OF SAID DRIVE, NORTH 84 DEGREES 47 MINUTES EAST 128.20 FEET TO AN IRON PIN CORNER, SAID CORNER BEING A COMMON CORNER BETWEEN LOTS 1B AND 1C OF THE AFORESAID DEVELOPMENT; THENCE

ALONG THE COMMON LINE BETWEEN LOTS 1B AND 1C, NORTH 01 DEGREE 29 MINUTES EAST 406.20 FEET TO AN IRON PIN CORNER; THENCE ALONG LINE OF WALTER ROESING, NORTH 88 DEGREES 15 MINUTES WEST 229.30 FEET TO A POINT, SAID POINT BEING A COMMON POINT OF LOTS 1C AND 1D; THENCE ALONG THE COMMON LINE BETWEEN LOTS 1C AND 1D, SOUTH 01 DEGREE 36 MINUTES WEST 302 FEET TO AN IRON PIN; THENCE WESTERLY ALONG THE COMMON LINE OF LOTS 1D AND 1C, NORTH 56 DEGREES 47 MINUTES WEST 270.0 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2.5 ACRES OF LAND, BE THE SAME MORE OR LESS. BEING ALL OF LOT 1C AS SHOWN ON MAP OF SUBDIVISION OF GERALD L. SLATER, REVISED SEPTEMBER 27, 1975, AS SURVEYED BY JOHN A. BODNAR, REGISTERED SURVEYOR.

UNDER AND SUBJECT TO A UTILITY RIGHT OF WAY TO PENNSYLVANIA POWER AND LIGHT COMPANY AND BIG EDDY TELEPHONECOMPANY.

THE ABOVE DESCRIBED PREMISES ARE DESIGNATED AS PARCEL NUMBER 01-0-0006-0002 ON THE TAX MAPS OF BERLIN TOWNSHIP, WAYNE COUNTY, PENNSYLVANIA. THE AFOREMENTIONED LOTS ARE DEPICTED IN WAYNE COUNTY

MAP BOOK 31, AT PAGE 86.

BEING THE SAME WHICH GARY PITTENGER BY DEED DATED DECEMBER 4, 2015 IN THE COUNTY OF WAYNE, STATE OF PENNSYLVANIA IN 201500007648 CONVEYED UNTO ANDREW J. TIERNAN AND AMANDA TIERNAN, HUSBAND AND WIFE.

Parcel Number: 01-0-0006-0001 & 01-0-0006-0002

Property Address: 602 Perkins Pond Rd, Beach Lake, PA 18405

Seized and taken in execution as property of:
Amanda Tiernan 602 Perkins Pond Rd BEACH LAKE PA 18405
Andrew J Tiernan 602 Perkins Pond Rd BEACH LAKE PA 18405

Execution No. 609-Civil-2025
Amount Due: \$236,299.70
Plus additional costs

January 14, 2026
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Steven P. Kelly Esq.

2/20/2026 • 2/27/2026 • 3/6/2026

**SHERIFF'S SALE
MARCH 25, 2026**

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 25th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN lot or tract of land situate in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, being known as Lot No. 26, Section 5 (erroneously stated as Section 1), as shown on a certain plan entitled Wallenpaupack Lake Estates, as recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania in Plan Book 14, Page 122 (erroneously stated as Page 117 in prior deed).

TOGETHER with all rights of way and UNDER AND SUBJECT to all covenants, reservations, restrictions

and conditions or record, as found in the Chain of Title.

NOTICE-this document does not sell, convey, transfer, include or insure the Title to the coal and right of support underneath the surface land described or referred to herein, and the owner or owners of such coal may have the complete legal right to remove all of such coal and in that connection damage may result to the surface of the land and any house, building or structure on or in such land. The inclusion of this notice does not enlarge, restrict or modify any legal rights or estates otherwise created, transferred, excepted or reserved by this instrument. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957 P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantor, as well at law as in equity, of, in, and to the same.

Being the same premises which

Jenna Mae Totten and Raymond J. Kirk jr., by Deed dated 12/07/2022 and recorded 12/30/2022, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 6259, Page 145, granted and conveyed unto Raymon J. Krik Jr., in fee.

Tax Parcel: 19-0-0033-0025
A/K/A 19-33-25

Premises Being: 1021 Boathouse Road F/K/A 44 Boat House Road, Lake Ariel, PA 18436

Seized and taken in execution as property of:
Jenna Mae Totten 700 Lower State Rd Apt 16A1 NORTH WALES PA 19454
Raymond J. Kirk Jr. 1021 Boat House Rd a/k/a 44 Boat House Rd LAKE ARIEL PA 18436

Execution No. 236-Civil-2025
Amount Due: \$119,190.44 Plus additional costs

January 14, 2026
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:
That all claims to the property will be filed with the sheriff before the sale and all claims to the proceeds before distribution; That a sheriff's schedule of distribution will be in his office on a date specified by him, not later than thirty (30) days after sale; and that distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days

thereafter. No further notice of filing of the schedule of distribution need be given.
ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.
Carolyn Treglia Esq.

2/27/2026 • 3/6/2026 • 3/13/2026

**SHERIFF'S SALE
MARCH 25, 2026**

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 25th day of March, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL that certain lot, piece or parcel of land situate, lying and being in the Township of Mount Pleasant, County of Wayne, and State of Pennsylvania, bounded and described as follows:

COMMENCING at a point in the centerline of T-572 Brace Brook Road, said point being the point of beginning; thence along the centerline of T-572 Brace Brook Road the following course and

distances South 15° 39' 56" West, a distance of 288.12' to the point of curvature of a non-tangent curve, concave to the West, having a radius of 888.99' a central angle of 07° 51' 47", and a chord of 121.90' bearing South 20° 25' 15" West; thence South along said curve, a distance of 122.00'; thence along lands of LTS Holdings, LLC North 74° 46' 25" West, a distance of 594.03' to an iron pin; thence along lands of Cory said line also being the county line North 04° 39' 58" East, a distance of 416.57' to an iron pin; thence along lands of LTS Holdings, LLC South 74° 46' 26" East, a distance of 683.62' to a point in the centerline of T-572 Brace Brook Road the point of BEGINNING.

SAID described tract containing 6.00 acres, more or less.

BEING Lot No. 6 on the Brace Brook Subdivision Map recorded July 11, 2005, Instrument No. 200500802482, Volume 103, Page 96 in the Office of the Recorder of Deeds in Wayne County, Pennsylvania.

Property Address: 439 Brace Brook Road, Forest City, PA 18421

Parcel ID: 16-0-0010-0003.-

Title is vested in Brian William Kravits and Jill Kravits, his wife, by deed from Patricia Galvin n/b/m Patricia Dattilo and Patrick Dattilo, her husband, dated July 14, 2022 and recorded on July 15, 2022 in the Wayne County

Clerk's/Register's Office as Book 6175, Page 325.

Seized and taken in execution as property of:
Brian William Kravits 439 Brace Brook Road FOREST CITY PA 18421

Jill Kravits 439 Brace Brook Road FOREST CITY PA 18421

Execution No. 743-Civil-2025
Amount Due: \$346,138.25 Plus additional costs

January 22, 2026
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Dylan Chess Esq.

2/27/2026 • 3/6/2026 • 3/13/2026

CIVIL ACTIONS FILED

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

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2016-20226	CINEMA ARTS INC A CORPORATION	2/10/2026 12:59	SATISFACTION	9,460.47
2020-20206	ROSSIGNOL AARON J	2/10/2026 12:59	SATISFACTION	23,090.92
2020-20206	MUNDRAKE FALLYN	2/10/2026 12:59	SATISFACTION	23,090.92
2021-20078	WELLS LETITIA	2/11/2026 10:57	SATISFACTION	—
2023-00654	RIVERA EDWIN	2/11/2026 11:29	DEFAULT JUDG IN REM	24,465.87
2023-00654	RIVERA BENJAMIN KNOWN HEIR OF EDWIN RIVERA	2/11/2026 11:29	DEFAULT JUDG IN REM	24,465.87
2023-00654	UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS	2/11/2026 11:29	DEFAULT JUDG IN REM	24,465.87
2023-00654	OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR	2/11/2026 11:29	DEFAULT JUDG IN REM	24,465.87
2023-00654	UNDER EDWIN RIVERA	2/11/2026 11:29	DEFAULT JUDG IN REM	24,465.87
2023-20321	LOVELAND RENEE	2/13/2026 11:42	WRIT OF EXECUTION	1,770.64
2023-20321	HONSDALE NATIONAL BANK THE GARNISHEE	2/13/2026 11:42	WRIT OF EXECUTION	1,770.64
2023-20663	MEDINA RAMON G	2/12/2026 3:28	SATISFACTION	—
2023-20682	CSI SECURITY SYSTEMS INC A CORPORATION	2/09/2026 1:07	SATISFACTION	1,862.68
2024-00389	KINNEY CHRISTOPHER	2/09/2026 12:36	WRIT OF EXECUTION	192,565.15
2024-00389	KINNEY ANGELA	2/09/2026 12:36	WRIT OF EXECUTION	192,565.15
2024-20153	SIMPSON RANDLEI	2/12/2026 3:28	SATISFACTION	—
2024-20651	ROSSIGNOL AARON	2/10/2026 12:59	SATISFACTION	62,830.43
2024-20651	MUNDRAKE FALLYN	2/10/2026 12:59	SATISFACTION	62,830.43
2025-00126	FOLLMER MARK A	2/11/2026 11:44	WRIT OF EXECUTION	32,620.83
2025-00126	FOLLMER PAMELA L	2/11/2026 11:44	WRIT OF EXECUTION	32,620.83
2025-00366	SURACI AMELIA	2/09/2026 1:28	DEFAULT JUDGMENT	6,764.55
2025-00399	DIEZ YESENIA D/B/A	2/09/2026 11:28	DEFAULT JUDGMENT	278,335.35
2025-00399	DON WAY TRANSPORTATION	2/09/2026 11:28	DEFAULT JUDGMENT	278,335.35
2025-00407	KEEGAN-KRESGE KATHLEEN AKA	2/13/2026 10:36	DEFAULT JUDGMENT	11,878.61
2025-00407	KRESGE KEEGAN K	2/13/2026 10:36	DEFAULT JUDGMENT	11,878.61
2025-00759	ADAM ANTHONY	2/13/2026 3:34	DEFAULT JUDGMENT	4,879.53
2025-00759	ADAM MARIA	2/13/2026 3:34	DEFAULT JUDGMENT	4,879.53
2025-20282	HONSDALE NATIONAL BANK GARNISHEE	2/11/2026 11:43	GARNISHEE/JUDGMENT	1,744.31
2025-20602	CAHILL KATELIN V	2/12/2026 3:28	SATISFACTION	—
2025-40077	STOUDT ROBERT J OWNER	2/13/2026 12:12	SATISFACTION	—
2025-40077	STOUDT ROBIN L OWNER	2/13/2026 12:12	SATISFACTION	—
2026-20072	GILGALLON GABRIEL A	2/09/2026 1:07	FEDERAL TAX LIEN	72,230.98

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

2026-20073	POWER INVESTMENT VENTURES INC	2/10/2026 10:29	MUNICIPAL LIEN	646.49
2026-20074	HEISLER ERIC A	2/10/2026 10:50	MUNICIPAL LIEN	896.74
2026-20075	O'FARRELL RALPH	2/10/2026 11:12	MUNICIPAL LIEN	1,135.32
2026-20075	O'FARRELL RALPH	2/10/2026 11:12	MUNICIPAL LIEN	1,135.32
2026-20076	BARBONE ANTHONY	2/10/2026 12:59	FEDERAL TAX LIEN	61,663.98
2026-20076	BARBONE ELIZABETH	2/10/2026 12:59	FEDERAL TAX LIEN	61,663.98
2026-20077	LIKHVANCHUK TETYANA	2/11/2026 11:13	MUNICIPAL LIEN	698.18
2026-20078	SECURE CLOUD TECHNOLOGIES LLC	2/12/2026 11:43	TAX LIEN	1,022.83
2026-20079	ROSADO ERNESTO	2/12/2026 12:07	JP TRANSCRIPT	3,638.15
2026-20079	ROSADO GLORIA	2/12/2026 12:07	JP TRANSCRIPT	3,638.15
2026-20080	JULIET TANGO LAND HOLDING	2/12/2026 12:27	JP TRANSCRIPT	5,504.41
2026-20081	GUTIERREZ NATASH	2/12/2026 3:27	JUDGMENT	2,114.75
2026-20082	GUTIERREZ NATASH	2/12/2026 3:27	JUDGMENT	13,614.33
2026-20083	WOODS JENNIFER L	2/13/2026 1:59	JUDG/SUSQUEHANNA CTY	2,045.99
2026-20083	WOODS JENNIFER L	2/13/2026 1:59	CERTIFICATION JUDG	4,312.98
2026-20084	MCCONNELL STEVEN LEO	2/13/2026 2:12	JUDGMENT	9,849.16
2026-20085	KRZAN ROBERT GERARD	2/13/2026 2:12	JUDGMENT	1,414.75
2026-20086	SEELEY WAYNE MICHAEL	2/13/2026 2:12	JUDGMENT	4,365.55
2026-40004	GORDON BRUCE OWNER	P 2/13/2026 10:40	MECHANICSLIENWAIVER	—
2026-40004	CMH HOMES INC CONTRACTOR	2/13/2026 10:40	MECHANICSLIENWAIVER	—

COMPLAINT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00086	STILLWAGGON LAUREN	PLAINTIFF	2/11/2026	—
2026-00086	CONSTABLE ANDREA BISHOP	DEFENDANT	2/11/2026	—
2026-00086	BISHOP ANDREA CONSTABLE	DEFENDANT	2/11/2026	—
2026-00087	STILLWAGGON LAUREN	PLAINTIFF	2/11/2026	—
2026-00087	SINGH BAJINDER	DEFENDANT	2/11/2026	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00075	JPMORGAN CHASE BANK NA	PLAINTIFF	2/09/2026	—
2026-00075	TRIFONOV LISA	DEFENDANT	2/09/2026	—
2026-00076	JPMORGAN CHASE BANK NA	PLAINTIFF	2/09/2026	—
2026-00076	ARSENICOS CRAIG T	DEFENDANT	2/09/2026	—
2026-00077	CAPITAL ONE N A SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	2/09/2026	—
2026-00077	RODRIGUEZ ALBERT JR	DEFENDANT	2/09/2026	—
2026-00078	U S BANK NATIONAL ASSOCIATION D/B/A	PLAINTIFF	2/09/2026	—
2026-00078	ELAN FINANCIAL SERVICES	PLAINTIFF	2/09/2026	—
2026-00078	WALTON TROY	DEFENDANT	2/09/2026	—
2026-00079	CAPITAL ONE N A SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	2/09/2026	—
2026-00079	MOORE RONALD H JR	DEFENDANT	2/09/2026	—
2026-00080	CAPITAL ONE N A SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	2/09/2026	—
2026-00080	PRICE DESIREE J	DEFENDANT	2/09/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00081	VELOCITY INVESTMENTS LLC	PLAINTIFF	2/09/2026	—
2026-00081	CONNORS KERRY	DEFENDANT	2/09/2026	—
2026-00082	NCB MANAGEMENT SERVICES INC	PLAINTIFF	2/09/2026	—
2026-00082	LUKOWSKI HEATHER	DEFENDANT	2/09/2026	—
2026-00083	SECURITY CREDIT SERVICES LLC	PLAINTIFF	2/09/2026	—
2026-00083	SEARFASS ASHLEY	DEFENDANT	2/09/2026	—
2026-00084	JEFFERSON CAPITAL SYSTEMS LLC	PLAINTIFF	2/10/2026	—
2026-00084	MCGOVERN JEREMY	DEFENDANT	2/10/2026	—
2026-00090	WAYNE MEMORIAL HOSPITAL DBA	PLAINTIFF	2/12/2026	—
2026-00090	WAYNE WOODLANDS MANOR	PLAINTIFF	2/12/2026	—
2026-00090	VANNATTA BERNICE INDIVID & AS RESIDENT REP FOR	DEFENDANT	2/12/2026	—
2026-00090	VANNATTA EUGENE S DECEASED	DEFENDANT	2/12/2026	—
2026-00091	CKS PRIME INVESTMENTS	PLAINTIFF	2/13/2026	—
2026-00091	WITHERS TAHESHA	DEFENDANT	2/13/2026	—
2026-00092	VELOCITY INVESTMENTS LLC	PLAINTIFF	2/13/2026	—
2026-00092	ARGUELLES DINALYN	DEFENDANT	2/13/2026	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00093	1960 FORD F-100 VIN # F10JOK26432	PETITIONER	2/13/2026	—
2026-00093	LAMBERTON JUSTIN	PETITIONER	2/13/2026	—
2026-00093	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/13/2026	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00088	US BANK TRUST NATIONAL ASSOCIATION	PLAINTIFF	2/12/2026	—
2026-00088	MAYES CAITLYN	DEFENDANT	2/12/2026	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00085	BONSER TRINITY	PLAINTIFF	2/11/2026	—
2026-00085	POCONO RANCHETTES INC	DEFENDANT	2/11/2026	—
2026-00085	POCONO RANCHETTES AND RECREATION FUNDS INC	DEFENDANT	2/11/2026	—
2026-00085	MULVEY LORI	DEFENDANT	2/11/2026	—
2026-00085	TARQUINI KIMBERLY	DEFENDANT	2/11/2026	—

TORT — PREMISES LIABILITY

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00089	EVICHIN MARYANN	PLAINTIFF	2/12/2026	—
2026-00089	STOURBRIDGE PROFESSIONAL COMPLEX	DEFENDANT	2/12/2026	—
2026-00089	WAYNE MEMORIAL HEALTH SYSTEM	DEFENDANT	2/12/2026	—
2026-00089	WAYNE HEALTH EQUIPMENT &	DEFENDANT	2/12/2026	—

MORTGAGES AND DEEDS

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

MORTGAGES

Information: 173,325.00 Mortgagor: LUCAS, KEITH 2 - LUCAS, JILL	Consideration: \$173,325.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SCOTT TOWNSHIP
Information: 402,000.00 Mortgagor: CAMPOLEI, ELI ANTHONY 2 - CAMPOLEI, MELISSA RENEE	Consideration: \$402,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 200,000.00 Mortgagor: ROTSHTEYN, ELEONORA 2 - SHKYLAR, MIROSLAV BY AGENT 3 - ROTSHTEYN, ELEONORA AGENT 4 - ROTSHTEYN, VALENTIN BY AGENT	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 225,000.00 Mortgagor: BOYDS MILLS HUNTING CLUB INC	Consideration: \$225,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: 275,000.00 Mortgagor: STUART, STEVEN E 2 - STUART, MARIAN L	Consideration: \$275,000.00 Mortgagee: U S BANK NATIONAL ASSOCIATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Municipality DYBERRY TOWNSHIP TEXAS TOWNSHIP 1 & 2
Information: 150,000.00 Mortgagor: SQUATRITO, ANTHONY	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 97,911.00 Mortgagor: IPLI, AYGUL	Consideration: \$97,911.00 Mortgagee: GUARANTEED RATE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 262,000.00 Mortgagor: MCDONALD, CHRISTOPHER 2 - MCDONALD, CAITLYN	Consideration: \$262,000.00 Mortgagee: FIRSTRUST BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP

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

Information: 193,600.00 Mortgagor: MYERS, PAUL	Consideration: \$193,600.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 175,000.00 Mortgagor: THOMAS, SHANNON MARIE	Consideration: \$175,000.00 Mortgagee: LUCIANO, CHARLES JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEBANON TOWNSHIP
Information: 165,000.00 Mortgagor: BEST REALTY GROUP LLC 2 - BEST REALTY GROUP L L C	Consideration: \$165,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 200,000.00 Mortgagor: MORRISON, JAMES C	Consideration: \$200,000.00 Mortgagee: CITIZENS BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 50,000.00 Mortgagor: ZABLOCKY, SCOTT 2 - ZABLOCKY, JESSICA	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: 50,000.00 Mortgagor: HANLEY, DAVID P 2 - HANLEY, DENISE P	Consideration: \$50,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: 100,000.00 Mortgagor: POLIFRONE, STEVEN	Consideration: \$100,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 161,000.00 Mortgagor: SHAH, VIMAL 2 - DENUSTA, CHRISTOPHER J	Consideration: \$161,000.00 Mortgagee: RELIANCE FIRST CAPITAL 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 305,900.00 Mortgagor: FORSYTHE, STEVEN	Consideration: \$305,900.00 Mortgagee: PENTAGON FEDERAL CREDIT UNION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 79,000.00 Mortgagor: SMITH, DOUGLAS HALL 2 - SMITH, LAURA JEANNE	Consideration: \$79,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 376,000.00 Mortgagor: CAVANAUGH, JODI L 2 - ROKITOWSKI, KAREN L	Consideration: \$376,000.00 Mortgagee: HUDSON VALLEY FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 306,000.00 Mortgagor: CONWAY, JOSEPH J III 2 - CONWAY, JANET	Consideration: \$306,000.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

Information: 175,000.00 Mortgagor: WARGO, JOSHUA S Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$175,000.00 Mortgagee: CITYMARK FEDERAL CREDIT UNION Municipality SALEM TOWNSHIP
Information: 1,225,000.00 Mortgagor: LI, GUANQUN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,225,000.00 Mortgagee: DIME BANK Municipality MOUNT PLEASANT TOWNSHIP
Information: 224,000.00 Mortgagor: MILLER, DUSTIN 2 - MILLER, ERIN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$224,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 274,842.00 Mortgagor: MORAN, KEVIN 2 - MORAN, LUMINITA ALINA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$274,842.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 270,000.00 Mortgagor: JWH REALTY ENTERPRISES LLC 2 - J W H REALTY ENTERPRISES L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$270,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LEHIGH TOWNSHIP
Information: 120,000.00 Mortgagor: LINTNER, MASON PATRICK Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$120,000.00 Mortgagee: DIME BANK Municipality PALMYRA TOWNSHIP
Information: 375,000.00 Mortgagor: GADOMSKI, RICHARD K 2 - GADOMSKIL, RICHARD K 3 - ROBERTSON, LISA E Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$375,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 150,000.00 Mortgagor: CATENA, NICOLE ANNE 2 - CATENA, CRAIG Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$150,000.00 Mortgagee: HMA MORTGAGE 2 - H M A MORTGAGE 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 284,500.00 Mortgagor: GABRIEL, JUSTIN THOMAS 2 - GABRIEL, WILLIAM LAWRENCE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$284,500.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK Municipality TEXAS TOWNSHIP 1 & 2
Information: 161,250.00 Mortgagor: GOLD, MELINDA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$161,250.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 780,000.00 Mortgagor: D&H BREWERY RE LLC 2 - D & H BREWERY RE L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$780,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH

Information: 573,800.00 Mortgagor: EIGHT FIVE ZERO DEERFIELD LLC 2 - EIGHT FIVE ZERO DEERFIELD L L C	Consideration: \$573,800.00 Mortgagee: FIRST COMMUNITY MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 180,000.00 Mortgagor: STARK SPENCER REAL ESTATE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$180,000.00 Mortgagee: DIME BANK Municipality CANAAN TOWNSHIP
Information: 130,000.00 Mortgagor: ABREUSOOM, WENNY 2 - SOOM, WENNY ABREU 3 - SOOM, SUNIT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$130,000.00 Mortgagee: DIME BANK Municipality SALEM TOWNSHIP
Information: 99,000.00 Mortgagor: L HOLL LLC 2 - L HOLL L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$99,000.00 Mortgagee: DIME BANK Municipality CLINTON TOWNSHIP 1
Information: 42,250.00 Mortgagor: BACANOVIC, BRANKO JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$42,250.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PRESTON TOWNSHIP
Information: 106,000.00 Mortgagor: TRYGAR, MICHAEL 2 - FONT, BRIANNE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$106,000.00 Mortgagee: NEPA ALLIANCE BUSINESS FINANCE CORPORATION 2 - N E P A ALLIANCE BUSINESS FINANCE CORPORATION Municipality CHERRY RIDGE TOWNSHIP
Information: 239,500.00 Mortgagor: MESSETT, SEAN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$239,500.00 Mortgagee: NEW DAY FINANCIAL 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 279,845.00 Mortgagor: VANBRUNT, SCOTT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$279,845.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP

DEEDS

Information: Grantor: SZIEBER, MARY EST 2 - MUNCZINSKI, DIANE EXR AKA 3 - MUNCZINSKI, DIANE MARY EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$475,000.00 Grantee: BOYDS MILLS HUNTING CLUB INC Municipality DAMASCUS TOWNSHIP
Information: Grantor: KRAMARSKI, NICHOLAS 2 - MELE, RACHEL 3 - KRAMARSKI, RACHEL ANN Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Consideration: \$570,000.00 Grantee: STUART, STEVEN E 2 - STUART, MARIAN L Municipality DYBERRY TOWNSHIP TEXAS TOWNSHIP 1 & 2

Information: LOT 3205 Grantor: TRAPANESE, RICHARD JAMES JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$8,000.00 Grantee: MCGLONE, DAVID G Municipality LAKE TOWNSHIP
Information: LOT 11 R Grantor: MARTINI, JOSEPH Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$150,000.00 Grantee: PONTOSKY, COREY Municipality SALEM TOWNSHIP
Information: LOT 252 Grantor: POLLACK, IRENE F BY AGENT 2 - RINALDI, MICHAEL N AGENT Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$200,000.00 Grantee: SQUATRITO, ANTHONY Municipality PAUPACK TOWNSHIP
Information: LOT 3 Grantor: LUCIANO, CHARLES JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$220,000.00 Grantee: THOMAS, SHANNON MARIE Municipality LEBANON TOWNSHIP
Information: Grantor: BARBARA, JAMES 2 - BARBARA, GAIL M 3 - PROTHONOTARY OF WAYNE COUNTY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$188,000.00 Grantee: BARBARA, MICHAEL Municipality DAMASCUS TOWNSHIP
Information: LOT 811 Grantor: MCDONALD, GREGORY E EST 2 - FOXMCDONALD, PATRICIA L EXR 3 - MCDONALD, PATRICIA L FOX EXR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$350,000.00 Grantee: MCDONALD, CHRISTOPHER 2 - MCDONALD, CAITLYN Municipality PAUPACK TOWNSHIP
Information: LOT 1654 Grantor: LANUTO, MICHELE 2 - BOCCACCIO, DANIELLE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$242,000.00 Grantee: MYERS, PAUL Municipality SALEM TOWNSHIP
Information: Grantor: MARTIN, JANE A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: MARTIN, CHRISTOPHER LEE 2 - MARTIN, RENEE ALEXIS Municipality HONESDALE BOROUGH
Information: Grantor: HACKEMER, HEIDI WILHELMINE 2 - MONTAGUE, TYREE GUNN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: HEIDI HACKEMER PERSONAL TRUST 2 - HACKEMER, HEIDI TR Municipality DAMASCUS TOWNSHIP
Information: LOT 241 Grantor: MURTHA, KEVIN 2 - MURTHA, SHARI FERGUSON 3 - FERGUSONMURTHA, SHARI Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$318,000.00 Grantee: LOUGHMAN, BRIAN 2 - LOUGHMAN, MARY Municipality LEHIGH TOWNSHIP
Information: Grantor: CUTRONE, VITO JAMES Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: WHITE, CHRISTINA CUTRONE Municipality BUCKINGHAM TOWNSHIP
Information: LOT 1451 Grantor: AVILA, MANUEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$185,000.00 Grantee: ENWRIGHT, JOHN C 2 - ENWRIGHT, LORA L Municipality LAKE TOWNSHIP

Information: Grantor: MCMYNE, JAMES C EST AKA 2 - GRANT, CARRIE ANN EXR 3 - MCMYNE, JAMES EST AKA	Consideration: \$212,500.00 Grantee: FIVE FIVE LAKE SHORE DR INC
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: MCMYNE, JAMES C EST 2 - GRANT, CARRIE ANN EXR	Consideration: \$322,000.00 Grantee: FORSYTHE, STEVEN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: LOT 29 Grantor: HOHN, JOHN 2 - HOHN, AMY	Consideration: \$10,000.00 Grantee: HEARTWOOD HOLDINGS LLC 2 - HEARTWOOD HOLDINGS L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 6 Grantor: OBRIEN, NICOLE E	Consideration: \$90,000.00 Grantee: MCVICKER, MICHAEL J
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: HILD, ROBERT J EST AKA 2 - HILD, ROBERT JOSEPH EST AKA 3 - HILD, ROBERT EST AKA 4 - MINEO, DEIDRE R ADM AKA 5 - MINEO, DEIDRE ROSE ADM AKA	Consideration: \$215,000.00 Grantee: SMITH, DOUGLAS HALL 2 - SMITH, LAURA JEANNE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: KATSOTIS, MITSA	Consideration: \$255,000.00 Grantee: RTK HOLDINGS FIVE LLC 2 - R T K HOLDINGS FIVE L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: LUCAS, MICHAEL 2 - LUCAS, DONNA M	Consideration: \$490,000.00 Grantee: DITOMO, BERNARD P 2 - DITOMO, LISA C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: BEHLEN, DAVID G 2 - BEHLEN, DIANE	Consideration: \$1.00 Grantee: KWIATKOWSKI, KEVIN 2 - KWIATKOWSKI, TRACY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 143 Grantor: MILUZZO, GARY 2 - CAVANAUGH, JODI L	Consideration: \$470,000.00 Grantee: ROKITOWSKI, KAREN L
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: Grantor: SWINGLE, SCOTTIE 2 - SWINGLE, YANA	Consideration: \$10,000.00 Grantee: SRENTERPRISEPA LLC 2 - S R E N T E R P R I S E P A L L C
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 703 Grantor: FITZPATRICK, EDWARD 2 - FITZPATRICK, ROCHELLE	Consideration: \$510,000.00 Grantee: CONWAY, JOSEPH JIII 2 - CONWAY, JANET
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP

Information: LOT 224 Grantor: PAUKOVITCH, ASHLEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MAYER, JONATHAN KELLY Municipality PAUPACK TOWNSHIP
Information: Grantor: YEDINAK, MARLENE BY AF 2 - KUNDRATIC, CATHLEEN AF 3 - KUNDRATIC, CATHLEEN 4 - SHANNON, ELLEN 5 - WARGO, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: WARGO, JOSHUA S Municipality SALEM TOWNSHIP
Information: Grantor: MACDONALD, WILLIAM RYAN IV Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,825,000.00 Grantee: LI, GUANQUN Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: GRIES, JEREMY R AKA 2 - GRIES, JEREMY AKA 3 - GRIES, HOLLY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GRIES, JEREMY R 2 - GRIES, HOLLY L Municipality DAMASCUS TOWNSHIP
Information: LOT 2263 Grantor: MAURO, KENNETH 2 - MAURO, ZENOBIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$280,000.00 Grantee: MILLER, DUSTIN 2 - MILLER, ERIN Municipality LAKE TOWNSHIP
Information: Grantor: SCOTT, KATHLEEN J 2 - SCOTT, THOMAS W Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$360,000.00 Grantee: JWH REALTY ENTERPRISES LLC 2 - J W H REALTY ENTERPRISES L L C Municipality LEHIGH TOWNSHIP
Information: LOT 18 Grantor: LINTNER, RUSSELL 2 - LINTNER, GRETCHEN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Grantee: LINTNER, MASON PATRICK Municipality PALMYRA TOWNSHIP
Information: LOT 5 Grantor: YAVOICH, DAVID 2 - YAVOICH, GRACE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$350,000.00 Grantee: CATENA, NICOLE ANNE 2 - CATENA, CRAIG Municipality LEHIGH TOWNSHIP
Information: Grantor: MESZLER, CHRISTOPHER 2 - ROMANSKI, JULIANA 3 - MESZLER, JULIANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$299,500.00 Grantee: GABRIEL, JUSTIN THOMAS 2 - GABRIEL, WILLIAM LAWRENCE Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: PHILLIPS, BRIAN P 2 - TETZLAFF, EVE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$215,000.00 Grantee: GOLD, MELINDA Municipality HONESDALE BOROUGH
Information: LOT 158 Grantor: SHAFFER, GEORGE L EST AKA 2 - SCHAFFER, GEORGE EST AKA 3 - SCHAFFER, GEORGE LYNFORD EST AKA 4 - DOUGLAS, ELIZABETH A EXR AKA 5 - DOUGLAS, ELIZABETH EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$190,000.00 Grantee: KDG REAL ESTATE 2 - K D G REAL ESTATE Municipality WAYMART BOROUGH

Information: Grantor: AVERY, ARLENE EST 2 - SIMMONS, MICHAEL EXR 3 - SIMMONS, MICHAEL	Consideration: \$1.00 Grantee: ROMANIELLO, SHARON 2 - AVERY, LYLE 3 - SNODGRASS, LINDA 4 - FREUND, CINDY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: GEISTER, BRANDON D	Consideration: \$5,000.00 Grantee: ROMANIELLO, SHARON 2 - AVERY, LYLE 3 - SNODGRASS, LINDA 4 - FREUND, CINDY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: LOT 3 Grantor: DEVINE, JAMES MICHAEL 2 - GAITA, ASHLEY	Consideration: \$765,000.00 Grantee: MACDONALD, WILLIAM RYAN IV
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 57R Grantor: HADASH, WILLIAM D II	Consideration: \$1.00 Grantee: HADASH, WILLIAM D II
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 2664 Grantor: PUF AHL, THOMAS J 2 - PUF AHL, COLLEEN	Consideration: \$1.00 Grantee: PUF AHL, THOMAS J 2 - PUF AHL, COLLEEN 3 - PUF AHL, JAMES 4 - WEIDENTHAL, BRITNEY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 3 Grantor: BALIN, ARTHUR 2 - BALIN, LORETTA	Consideration: \$65,000.00 Grantee: BACANOVIC, BRANKO JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 16 Grantor: LATT A, ROBERT D 2 - LATT A, KATHLEEN E	Consideration: \$82,000.00 Grantee: AMATO, DARREN R 2 - AMATO, SHARON J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 2 Grantor: JIMENEZ, AURELIO	Consideration: \$239,500.00 Grantee: MESSETT, SEAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: HIGHHOUSE, LINDA J	Consideration: \$1.00 Grantee: HIGHHOUSE, JOHN DAVID
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: LOT 19 Grantor: KELLEY, THOMAS L 2 - KELLEY, NICHOLE 3 - DEEGHAN, NICHOLE	Consideration: \$288,500.00 Grantee: VANBRUNT, SCOTT
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 25 Grantor: FULTON, MARIA	Consideration: \$1.00 Grantee: FULTON, MARIA 2 - GOEBEL, JONATHAN E
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 2, 2026–March 6, 2026

Monday, March 2, 2026

9:00 AM
Johnson v. AirBNB 95-2024-CV
Argument on Defendants Motion for Summary Judgment
Bohanski/Kannebecker/Devole/Connor

9:30 AM
Com v Rutkosky 265-2025-CR
Habeas Corpus Hearing
DA/Solomon

1:00 PM
DRO De Novo & Contempt

Tuesday, March 3, 2026

9:00 AM
Com v. Makaravitz 321-2025-CV
Omnibus Hearing
DA/Munley

1:00 PM
Cardone v. Graham 47-2024-DR
Sanctions
Campbell/Pro Se

Wednesday, March 4, 2026

9:00 AM
Central Court

9:00 AM
Vanderstad v. Mills 131-2023-DR
Custody Pre-Trial
Martin/ Clause

9:30 AM
Utegg v. Reed 239-2025-DR
On the record phone conference
Mincer/Clause

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, March 5, 2026

9:00 AM
Formal Arraignments

9:00 AM
Commonwealth Matters
Sentencing 115-2025-CR Sieber, Lucille Pfaff
Sentencing (Zoom) 245-2025-CR Levens, Erik Campbell
Sentencing 59-2025-CR Ortolano, Mario Eagen
Sentencing 25-2025-CR Smith, Jason Burlein
Sentencing 149-2025-CR Pedziwater, Krystian Campbell
Sentencing 156-2023-CR Stankiewicz, Jonathan Eagen
Sentencing 133-2025-CR Roskowski, Christopher Martin II
Sentencing 23-2023-CR Korman, Alison Burlein
Sentencing 48-2025-CR Brothers, Steven Burlein
ICC 16-2026-MD Harlos, Sean Burlein

1:00 PM
Commonwealth Matters
Gagnon II 11-2025-CR Bolinger, Erica Rogan
Plea 19-2026-CR Matthews, Justin Mulligan
ARD 20-2026-CR Davis, Phillip Ventrella
Plea 290-2025-Cr Avitto, John Martin II
Plea 255-2025-CR Ketch, Dominik Martin II
Probation violation
51-2025-CR Ruggiero, Lindsey
Plea 225-2025-CR; 237-2025-CR Loomis, Ray Martin II
Plea 249-2025-CR Williamson, Bryce Rogan
Plea 80-2025-CR Hofstetter, Tyler Rogan
Mtn for Parole 162-2024-CR Klein, John Katsock
Plea 187-2025-CR Potts, Kelly Martin II
Plea 191-2025-CR Strizalkouski, Mark Burlein
Plea 279-2025-CR Olsomer, Thomas Burlein
Plea 40-2025-CR Rice, Jayson Burlein

Friday, March 6, 2026

9:00 AM
PFA

10:00 AM
Fielding v Wroblewski/WMH 241-2020-CV
Status Conference
Foley/Hill/Doherty

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

March 2, 2026–March 6, 2026

Monday, March 2, 2026

Status Conferences
9:00 189-2025-CV Biscardi v. Ursino Ohliger/Clark
9:15 157-2025-CV Erie Insurance v. Interstate Camodeca/Pro Se
9:30 291-2025-CV Holloway v Mrowka/PennDOT Lenahan/Malloy
10:00 678-2025-CV White v. Breezewood G.Clause/Colburn
10:15 675-2025-CV Niehaus v. Tyson Farrell/Martin
10:30 672-2025-CV Jones v. Kerstin/Cora's & Orr Burns/Parrish/Pro Se/Pro Se
10:45 560-2025-CV Erie v. Barillo Chow/Pro Se
11:00 644-2025-CV Porpora v . Latour Rogers/Farrell
11:15 560-2023-CV Llewellyn v. united Sabatini/Nelson
11:30 741-2025-CV Jones v. Mehrtens Elrazaq/Parrish
11:45 18-2025-CV Notaro v Riedel Aquilino/T.Farley

Tuesday, March 3, 2026

9:00 AM
Dependency
9:30 Permanency Review 15-2025-DP In Re: N. P. Anderson/W.Martin
10:00 Permanency Review 55-2020-DP In Re: J. B. Anderson/Martin II
10:30 Permanency Review 7-2024-DP In Re: P.B. Anderson/Collins/Martin II/Burlein
11:00 Permanency Review 3-2022-DP In Re: L. L. Anderson/Martin II
1:30 Adjudication 1-2026-DP In Re: A.S. Anderson/Campbell/
2:00 Arg-Motion to withdraw 7-2025-DP In Re: A. M. Anderson/Tulaney/Rechner/Martin II

Wednesday, March 4, 2026

9:30 AM
Scheckner v. Ninos 435-2025-CV
Status Conference (Partition)
Pro Se/ Pro Se

Friday, March 6, 2026

9:00 AM
In Re: J. Kerstin 11-2026-OCD
Adjudication of Incapacity and appointment of Guardian of the person and Estate
Henry/Rechner

ARBITRATION ROOM CALENDAR

March 2, 2026–March 6, 2026

Monday, March 2, 2026

9:00 AM
Rosenhagen v. Negron 38-2024-DR
Custody Hearing (Gallagher)
Martin II/Tulaney

1:00 PM
Clune v. Clune 381-2024-DR
Divorce Hearing (Gallagher)
Rechner/Pfaff

Wednesday, March 4, 2026

12:00 PM
Drug Court Team Meeting

Thursday, March 5, 2026

9:00 AM
Kirkpatrick v. Schirmer 631-2022-DR
Custody Hearing (Gallagher)
Thomas/Virbitsky

Friday, March 6, 2026

9:00 AM
Adams v. Hayes 458-2025-DR
Conciliation Conference (Gallagher)
Pro Se/Pro Se

9:30 AM
Spangenberg v. Struble 26-2026-DR
Conciliation Conference (Gallagher)
Pro Se/ Pro Se

10:00 AM
Gallagher v. Boyle 42-2026-DR
Conciliation Conference (Gallagher)
Campbell/Pro Se

10:30 AM
Allen v. Wheeler 38-2026-DR
Conciliation Conference (Gallagher)

11:00 AM
Sverduk v. Sverduk 51-2026-DR
Conciliation Conference (Gallagher)
Martin II/ Pro Se

11:30 AM
Chmelik v. Fagan 55-2026-DR
Conciliation Conference (Gallagher)
Pro Se/ Pro Se

2:00 PM
Jones v Rieman 359-2025
Custody Hearing (Gallagher)
Thomas/Martin II

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@hnbk.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@ellislawgroup.com
www.ellislawgroup.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@ellislawgroup.com
www.ellislawgroup.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
johnnotarianni@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

rechnerh@ptd.net

924 Church St.

Honesdale, PA 18431

Pat Robinson, Esq.

District Attorney's Office

probinson@co.wayne.pa.us

925 Court Street

Honesdale, PA 18431

Shelley Robinson, Esq.

District Attorney's Office

srobinson@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Chloe Romanowski, Esq.

Wayne County Courthouse

570-253-5970

cromanowski@waynecountypa.gov

925 Court Street

Honesdale, PA 18431

Sally N. Rutherford, Esq.

Rutherford, Rutherford & Wood

570-253-2500

snr.rutherfordlaw@verizon.net

921 Court Street

Honesdale, PA 18431

*Estate Planning, Estate Administration,
Residential Real Estate*

Joseph Rydzewski, Esq.

Spall, Rydzewski, Anderson, Lalley &
Tunis, PC

570-226-6229

joerr@poconolawyers.net

2573 Route 6

Hawley, PA 18428

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

Joseph F. Saporito, III, Esq.

Saporito, Falcone & Watt

570-237-2687

joesaporito@saporitofalcone.com

www.falconewattlaw.com

48 S. Main Street, Suite 300

Pittston, PA 18640

WAYNE COUNTY BAR ASSOCIATION MEMBER DIRECTORY

John Spall

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

John R. Theadore, Esq.

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

Kimberly Thomas, Esq.

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

Jeffrey S. Treat, Esq.

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

Matthew Walker, Esq.

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

Michael Walker, Esq.

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

Ethan C. Wood, Esq.

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

Mark R Zimmer, Esq.

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

Ashley Zimmerman, Esq.

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



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