

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA

250th
AMERICA PA
WAYNE COUNTY



22nd Judicial District

July 24, 2026
Vol. 16, No. 22
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.



PA LEGAL ADS

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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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baileyd@ptd.net**

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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.

Wayne County Legal Journal Disclaimer: The Journal is the official publication of the WCBA and is not a newspaper of general circulation under Pennsylvania law. Content is provided "as is" without warranties, and the WCBA and publisher assume no liability for reliance.

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

District Attorney's Office — Press Release

SCI INMATE GUILTY – ATTEMPTED RAPE

July 15, 2026 — Wayne County District Attorney A.G. Howell today announced the conviction of Talen Trice, age 31, of Attempted Rape (F1), Assault by a Prisoner of a Prison Employee (F2) and other related charges.



TALEN TRICE

The Wayne County Jury deliberated for 16 minutes before finding the defendant guilty of all charges. The defendant is scheduled to be sentenced on October 15, 2026. The defendant is now subject to SORNA (Megan's Law) and will be evaluated to determine his status as a sexually violent predator.

The crime occurred at SCI Waymart on July 29, 2023. At the time of the crime the defendant was serving a 40 year to 80-year Sentence for a 2022 Huntington County conviction for Attempted Murder, Arson and related charges. District Attorney Howell thanked the jury for their prompt action in addressing this violent, terrifying and despicable crime.



LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Patricia A. Gibson
AKA Patricia A. Fisher AKA Patti Gibson
Late of Hawley Borough
ADMINISTRATOR
James Gibson
50 Windsor Rd.
Hawley, PA 18428

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Estate of Michael John Dieterich
AKA Michael J. Dieterich
Late of Paupack Township
CO-EXECUTOR
Michael J. Dieterich, Jr.
243 Schuman Rd.
Damascus, PA 18415
CO-EXECUTOR
Renee Frances McAndrew
128 Bigelow Rd.
Pleasant Mount, PA 18453

7/24/2026 • 7/31/2026 • 8/7/2026

EXECUTOR'S NOTICE

ESTATE OF Roy Francis
Glucksman a/k/a Roy F.
Glucksman, late of Lake Township,
Wayne County, Pennsylvania. Any
person or persons having claim
against or indebted to the estate
present same to Danielle Nicole
Laffman a/k/a Danielle Laffman, of
23120 Turtle Rock Terrace,
Clarksburg, MD. Ethan C. Wood,
Esq., 921 Court St., Honesdale, PA
18431, Attorney for the Estate.

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Notice is hereby given that Letters
of Administration have been
granted to Jeffrey T. Randolph
a/k/a Jeffrey Thomas Randolph,
Administrator of the Estate of
James W. Randolph, late of New
Haven County, Guilford,
Connecticut, who died on
December 8, 2020. 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
Administrator, Jeffrey T. Randolph
a/k/a Jeffrey Thomas Randolph, c/o
Mark R Zimmer, Esquire, 1133
Main Street, Honesdale, PA 18431.

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Traci Hall a/k/a Traci E. Hall and Brian Matthews a/k/a Brian John Matthews, Co-Executors of the Estate of Janice Ellen Matthews a/k/a Janice Matthews, late of Wayne County, Honesdale, Pennsylvania, who died on May 30, 2026. 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, Traci Hall a/k/a Traci E. Hall and Brian Matthews a/k/a Brian John Matthews, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

7/24/2026 • 7/31/2026 • 8/7/2026

ESTATE NOTICE

Estate of John Warren Bartron
AKA John W. Bartron AKA John Bartron
Late of Texas Township
ADMINISTRATOR
Emily Reinsmith AKA Emily Lucette Reinsmith
592 Lizard Creek Road
Andreas, PA 18211
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of James E. Burke
AKA James Burke
Late of Cherry Ridge Township
EXECUTOR
Thomas M. Burke
58 Bede Circle
Honesdale, PA 18431
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of Ada L. Hoehn
AKA Ada Hoehn
Late of Damascus Township
EXECUTOR
Tina M. Hoehn
612 Old Willow Avenue
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of David H. Cook
AKA David H. Cook, Sr.
Late of Salem Township
ADMINISTRATOR
David H. Cook, Jr.
57 Miller Road
Lake Ariel, PA 18436
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of Stephen Alexander
Dorochoovich
AKA Stephen A. Dorochoovich
Late of Township of Lake
EXECUTOR
Henry Dorochoovich AKA Henry
Alexander Dorochoovich AKA
Henry A. Dorochoovich
c/o Steinbacher, Goodall & Yurchak
273 E. Northampton St.
Wilkes-Barre, PA 18702
ATTORNEY
Stacey F. Aciri, Esq.
Steinbacher, Goodall & Yurchak
273 E. Northampton St.
Wilkes-Barre, PA 18702

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of Gerald E. Simancek
AKA Gerald Simancek, Sr.
Late of Township of Lehigh
EXECUTOR
Matthew A. Tinklepaugh AKA
Matthew Apollo Tinklepaugh
c/o Steinbacher, Goodall & Yurchak
273 E. Northampton St.
Wilkes-Barre, PA 18702
ATTORNEY
Stacey F. Aciri, Esquire
Steinbacher, Goodall & Yurchak
273 E. Northampton St.
Wilkes-Barre, PA 18702

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of Jack Peter Gerber a/k/a
Jack P. Gerber
Late of Palmyra Township, Wayne
County

CO-EXECUTOR

Jack P. Gerber
6315 75th Street
Middle Village, NY 11379
CO-EXECUTOR
Stefanie J. Gerber
6315 75th Street
Middle Village, NY 11379
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of Judy A. Spewak
AKA Judy Spewak
Late of Dreher Township
EXECUTOR
Thomas A. Spewak
30E Sterling Road
Newfoundland, PA 18445
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted in
the Estate of Calvin Howard
Teeples, a/k/a C. Howard Teeples,
a/k/a C.H. Teeples, late of Texas
Township, Wayne County,
Pennsylvania, who died on March
30, 2026. 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
Rosemary Bellen, 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

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

In the Estate of Carl W. Sandvik,
a/k/a Carl William Sandvik of
Mount Pleasant Township, Wayne
County, Commonwealth of
Pennsylvania.

Letters Testamentary in the
above estate have been granted to
Elisa A. Sandvik, a/k/a Elisa A.
Truscott, a/k/a Elisa Aino Truscott.
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

7/17/2026 • 7/24/2026 • 7/31/2026

ESTATE NOTICE

Estate of Stephanie A. Dunn
Late of Connecticut
ADMINISTRATOR
Kevin L. Dunn
226 Grady Whitton Road
Bremen, GA 30110
ATTORNEY
Ryan A. Webber
5000 Ritter Road, Suite 202
Mechanicsburg, PA 17055

7/10/2026 • 7/17/2026 • 7/24/2026

ESTATE NOTICE

Estate of George G. Essock
AKA George Gregory Essock
AKA George Essock
Late of State of New York
EXECUTOR
Margaret M. Essock
21716 50th Avenue
Bayside Hills, NY 11364
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

7/10/2026 • 7/17/2026 • 7/24/2026

OTHER NOTICES

LEGAL NOTICE

NOTICE IS HEREBY GIVEN
that Articles of Incorporation for
Damascus Food Pantry were filed
with the Department of State,
Commonwealth of Pennsylvania on
June 18, 2026. The Corporation
has been incorporated under the
provisions of the Nonprofit
Corporation Law of 1988.

Ethan C. Wood, Esq.
RUTHERFORD RUTHERFORD
& WOOD
921 Court Street
Honesdale, PA 18431

7/24/2026

NOTICE

**IN THE COURT OF COMMON
PLEAS OF WAYNE COUNTY,
PENNSYLVANIA**

CASE NO.: 654-2023 CV
CIVIL ACTION
MORTGAGE FORECLOSURE

U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE
FOR LB-RANCH SERIES V
TRUST,

Plaintiff,

vs.

BENJAMIN RIVERA, AS
KNOWN HEIR OF EDWIN
RIVERA, DECEASED;
UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST
FROM OR UNDER EDWIN
RIVERA, DECEASED,
Defendants,

**NOTICE OF SHERIFF'S SALE
OF REAL ESTATE**

TO: Benjamin Rivera as Known
Heir of Edwin Rivera, Deceased
and Unknown Heirs, Successors,
Assigns and all Persons, Firms or
Associations, Claiming Right, Title
or Interest from or under Edwin
Rivera, Deceased, at 51 Starlight

Lake Road, Starlight, PA 18461
and all other Interested Persons or
Parties

PLEASE TAKE NOTICE that
the real estate located at 51
Starlight Lake Road, Starlight, PA
18461, last owned by Edwin
Rivera, Deceased, scheduled to be
sold at Sheriff's Sale on **August 5,
2026** at 10:00am, prevailing time,
in the Wayne County Courthouse,
Commissioner's Meeting Room,
3rd Floor, 925 Court Street,
Honesdale, PA 18431 to enforce
the court judgment of \$24,465.87,
plus fees, costs and other charges
obtained by U.S. Bank Trust
National Association as Trustee for
LB-Ranch Series V Trust against
Benjamin Rivera, as Known Heir
of Edwin Rivera, Deceased;
Unknown Heirs, Successors,
Assigns, and All Persons, Firms or
Associations Claiming Right, Title
or Interest From or Under Edwin
Rivera, Deceased.

**NOTICE OF OWNER'S
RIGHTS
YOU MAY BE ABLE TO
PREVENT THIS SHERIFF'S
SALE**

To prevent this Sheriff's Sale you
must take immediate action:

1. The sale will be cancelled if you
pay to US Bank Trust National
Association as Trustee for LB-
Ranch Series V Trust, the back
payments, late charges, costs and
reasonable attorney's fees due.
To find out how much you must
pay, please call our office at 212-

471-5100 and/or email to
pori@friedmanvartolo.com.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open judgment if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may also be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY
AND YOU HAVE OTHER
RIGHTS EVEN IF THE
SHERIFF'S SALE DOES NOT
TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling 212-471-5100.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 212-471-5100.

4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the

Sheriff gives a deed to the buyer.

At that time, the buyer may bring legal proceedings to evict you.

6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within thirty (30) days from the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.

7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**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
LISTED BELOW TO FIND
OUT WHERE YOU CAN GET
LEGAL HELP.**

Wayne County Lawyer Referral
Service Northern Pennsylvania
Legal Services, Inc.
Honesdale, PA 18431
570-253-1031

Jacqueline McNally, Esq. (201332)
Timothy A. Cirino, Esq. (326340)
Robert Flacco, Esq. (325024)
Nicole Francese, Esq. (332253)
Perry Russell, Esq. (334517)
Danielle Johnson, Esq. (334703)

Yvonne Ganley, Esq. (337459)
 Andrew Kravitz, Esq. (80142)
FRIEDMAN VARTOLO LLP
 1325 Franklin Avenue, Suite 160
 Garden City, NY 11530
 T: (212) 471-5100
 F: (212) 471-5150
 Attorneys for Plaintiff
 Firm Case No.: 231150-4

7/24/2026

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 AUGUST 5, 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 5th day of August, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the Township of Salem, County of Wayne and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake and stone corner on line of lands now or formerly of Tracy Hollister and South thirty-nine degrees thirty minutes West (S. 39 degrees 30' W.) eight hundred ninety-seven (897) feet from a common post corner now or formerly of Tracy Hollister and Grace Quick;

Thence along land now or formerly of Tracy Hollister South thirty-nine degrees thirty minutes West (S. 39 degrees 30' W.) three hundred thirty-six (336) feet to a corner in stone wall;

Thence North thirty-nine degrees West (N. 39 degrees W.) two hundred forty-seven and one-half (247 1/2) feet to a point in creek;

Thence North fourteen degrees thirty minutes West (N. 14 degrees 30' W.) one hundred twenty (120) feet in creek and North thirty-six degrees fifteen minutes West (N. 36 degrees 15' W.) one hundred (100) feet to center of Highway on bridge;

Thence along center of Highway North thirty-five degrees twenty-eight minutes East (N. 35 degrees 28' E.) one hundred sixty-five (165) feet;

Thence along land now or formerly of Grace Quick South fifty-five degrees thirty-two minutes East (S. 55 degrees 32' E.) four hundred fifty-two (452) feet to place of beginning.

CONTAINING two and sixty-one one-hundredths (2.61) acres.

SUBJECT TO THE same conditions, exceptions, reservations, restrictions, easements and rights-of way as are contained in the prior deeds forming the chain of title.

Excepting below

All that certain lot, piece or parcel of land situate, lying and being in Salem Township, County of Wayne, and Commonwealth of Pennsylvania, Required Right-of-Way bounded and described as follows to wit:

Beginning at a point on the easterly right-of-way line of S.R. 0590, also known as Hamlin Highway, a state road, and being the northwesterly most corner of the area shown as Required Right-of-Way on Right-of-Way drawings entitled "Commonwealth of Pennsylvania, Department of Transportation, Drawings Authorizing Acquisition of Right-of-Way for State Route 0590, Section 654 RW," said point being a common corner of Lands of Joshua F. Perry and Ashley L. Perry, his wife. Thence, along the following four (4) courses and distances;

North twenty-two degrees thirty-eight minutes eight seconds East (N22°-38'-08"E), one hundred fifty and twenty-eight hundredths (150.28) feet along the said easterly right-of-way line of S.R. 0590; Thence, South sixty-seven degrees twenty-one minutes fifty-two seconds East (S67°-21'-52"E), twenty and zero hundredths (20.00) feet through the lands of Lisa

Frale, widow to a point; Thence, South twenty-two degrees thirty-eight minutes eight seconds West (S22°-38'-08"W), one hundred fifty-six and eighty-nine hundredths (156.89) feet through the lands of Lisa Frable, widow to a point; Thence, North forty-nine degrees four minutes fifty-two seconds West (N49°-04'-52"W), twenty-one and six hundredths (21.06) feet along said the lands of Joshua F. Perry and Ashley L. Perry, his wife to the Point of Beginning of Required Right-of-Way, all within the lands of Lisa Frable, widow containing 3,072 square feet (0.071 acres) of land, more or less.

BEING KNOWN AS: 206
HAMLIN HWY, MOSCOW, PA
18444-7415

PROPERTY ID: 22-0-0320-0010

TITLE TO SAID PREMISES IS
VESTED IN GARRY L. FRABLE,
JR. AND LISA L. FRABLE,
HUSBAND AND

Seized and taken in execution as
property of:
Lisa L. Frable 206 Hamlin
Highway MOSCOW PA 18444

Execution No. 241-Civil-2025
Amount Due: \$213,245.84 Plus
additonal costs

May 12, 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.

Danielle R. Dreier Esq.

7/10/2026 • 7/17/2026 • 7/24/2026

SHERIFF'S SALE AUGUST 19, 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 19th day of August, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land, lying, situate and being in the Township of Texas,

County of Wayne and Commonwealth of Pennsylvania, known as Lot No. 1 of the Laurel Hill Estates Subdivision as more particularly set forth on Wayne county Map Book 68, page 52. CONTAINING 1.4894 acres, more or less.

ALSO GRANTING AND CONVEYING unto the Grantee, his heirs and assigns, right to water for Lot 1, for Household use only, from the well and pump and water lines located on Lot 2. Lot 1 Shall have the right of ingress, egress and regress of Lot 1 Shall pay Lot 2 for the purpose of effectuating the repairs or replacement , at the sole expense of Lot 1, to the water lines leading to Lot 1 and to repair any damage done to Lot 1; Lot 1 shall pay to Lot 2 the sum of \$100.00 per year for the right to take water from Lot 2; all maintenance, repairs and upkeep of the well and pump on Lot 2 shall be borne equally by Lot 2 and Lot 1.

EXCEPTING AND RESERVING, however, unto the Grantors, its successors and assigns; The right without further assent or permit from the Grantees, their heirs and assigns, to grant any public utility company, municipality or water company an easement or right of way granting the right to erect and lay cause to permit to be erected, laid, maintained, removed or repaired in an easement as follows: a ten (10) foot easements on each lot side of road right of way lines and five (5) foot easement on each side of side and rear or property

lines a ten (10) foot easement for crossing the road right of way and the trimming of trees and the right to maintain all facilities in the given easement.

UNDER AND SUBJECT
NEVERTHELESS, that the hereby granted tracts or lots of land, or any part thereof, and the building thereon erected, or which may hereinafter be erected shall be and remain subject to the following covenants, conditions, reservations and restrictions, to wit;

No structure shall be erected on the tract conveyed hereby other than one private dwelling house, such dwelling house to be suitable for the use of, and to be used by a single day family only, with one tow private car attached to or detached from the dwelling house and suitable only for the use of, and to be used only by the occupants of such dwelling house. Each private dwelling shall contain, exclusive of garages, a minimum of 944 square feet of living area. No building shall be erected with a width of less than 20 feet. The premises shall only be used for residential purposes and shall not be used for the purpose of any profession, trade, employment, manufacturing or business of any description.

SUBJECT TO the same conditions, exceptions and reservations a are contained in the deeds forming the chain of title.

Being the same premises which Barbara Ann Schweitzer, by Deed

dated 11/20/2020 and recorded 12/03/2020, in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book 5778, Page 284, granted and conveyed unto Michael V. Towle Jr., a married man, in fee.

Tax Parcel: 27-0-0021-0011-

Premises Being: 109 Laurel Hill DrIVE, Honesdale, PA 18431

Seized and taken in execution as property of:
Michael V. Towle Jr 109 Laurel Hill Drive HONESDALE PA 18431

Execution No. 683-Civil-2025
Amount Due: \$159,640.03 Plus additional costs

June 3, 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.

7/24/2026 • 7/31/2026 • 8/7/2026

SHERIFF'S SALE AUGUST 19, 2026

By virtue of a writ of Execution instituted by: U.S. Bank, NA, as Trustee for LB-Treehouse Series VI Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 19th day of August, 2026 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF LEGISLATIVE ROUTE NO. 63001 AND THE NORTHERLY RIGHT-OF-WAY OF SEIP DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SEIP DRIVE SOUTH 64 DEGREES 55 MINUTES 53

SECONDS EAST 201.46 FEET TO THE POINT AND PLACE OF BEGINNING FOR THE LANDS DESCRIBED HEREIN; THENCE LEAVING SEIP DRIVE AND ALONG PARCEL NO. 1 NORTH 25 DEGREES 04 MINUTES 07 SECONDS EAST A DISTANCE OF 126.00 FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR FORMERLY OF THE AMERICAN LAND, INC. AND LANDS NOW OR FORMERLY OF THE MYCYK SOUTH 63 DEGREES 24 MINUTES 00 SECONDS EAST A DISTANCE OF 215.14 FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR FORMERLY OF LYTHGOE SOUTH 26 DEGREES 31 MINUTES 40 SECONDS WEST A DISTANCE OF 120.29 FEET TO AN IRON PIN ON THE NORTHERLY 50.00 FOOT RIGHT-OF-WAY OF SEIP DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SEIP DRIVE NORTH 64 DEGREES 55 MINUTES 53 SECONDS WEST A DISTANCE OF 212.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THE AFOREDESCRIBED PARCEL BEING SHOWN ON A SUBDIVISION PLAN OF THE WILLIAM WYCKOFF PROPERTY, LAKE WATAWGA, PREPARED BY RICHARD C. STORM, REGISTERED SURVEYOR AND INTENDED TO BE RECORDED IN WAYNE COUNTY MAP BOOK 41, PAGE 120.

THE AFOREDESCRIBED
PARCEL IS MADE UP OF A
PORTION OF WHAT WAS
FORMERLY KNOWN AS LOT 27
AND ALL OF LOTS 28 AND 29.

TAX PARCEL NO.: 14-0-0022-
0029

BEING KNOWN AS 13 SEIP
DRIVE, GOULDSBORO, PA
18424

BEING the same premises which
John Lyons and Eileen A. Lyons,
husband and wife, by Deed dated
August 23, 2017, and recorded in
the Official Records of Wayne
County on September 26, 2017, in
Deed Book Volume 5227, Page
246, et seq., granted and conveyed
unto Caitlyn Mayes, single.

Seized and taken in execution as
property of:
Caitlyn Mayes 13 Seip Drive
GOULDSBORO PA 18424

Execution No. 88-Civil-2026
Amount Due: \$156,298.00 Plus
additonal costs

June 3, 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.**

Jacqueline F. McNally Esq.

7/24/2026 • 7/31/2026 • 8/7/2026

CIVIL ACTIONS FILED

FROM JULY 4, 2026 TO JULY 10, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2005-20834	MARTIN RANDY W	7/09/2026 1:38	SATISFACTION	—
2013-21375	MUNN BRAD C	7/08/2026 11:11	SATISFACTION	—
2016-20318	MUNN BRAD C	7/08/2026 11:11	SATISFACTION	—
2017-20449	MUNN BRAD C	7/08/2026 11:11	SATISFACTION	—
2018-20725	MUNN BRAD C	7/08/2026 11:11	SATISFACTION	—
2020-20089	MUNN BRAD C	7/08/2026 11:11	SATISFACTION	—
2022-20572	MILLER ELWOOD	7/07/2026 12:47	SATISFACTION	—
2022-20573	MILLER ELWOOD L	7/07/2026 12:47	SATISFACTION	—
2024-00236	PRICE STEVEN	7/06/2026 1:52	DEFAULT JUDGMENT	—
2024-00236	PRICE BREANNA	7/06/2026 1:54	DEFAULT JUDGMENT	—
2024-00236	PRICE NICOLE	7/06/2026 1:55	DEFAULT JUDGMENT	—
2024-20332	GLATZ STEPHEN	7/09/2026 1:38	SATISFACTION	—
2024-20665	MULIC SEFEDIN	7/07/2026 11:50	WRIT OF SCIRE FACIAS	—
2024-20891	BAUMGARTNER FRED L	7/09/2026 1:38	SATISFACTION	—
2025-00467	FLOMENHOFT JEFFREY H	7/06/2026 12:01	SATISFACTION	—
2025-00759	ADAM ANTHONY	7/09/2026 3:28	WRIT OF EXECUTION	6,016.39
2025-00759	ADAM MARIA	7/09/2026 3:28	WRIT OF EXECUTION	6,016.39
2025-20449	PADILLA ANGELLY SANTIAGO	7/07/2026 10:58	WRIT OF SCIRE FACIAS	—
2025-20451	GBURZYNSKI MICHAEL EDWARD	7/07/2026 11:41	WRIT OF SCIRE FACIAS	—
2025-20562	PERRUCCI ANGELO M JR	7/07/2026 10:14	WRIT OF SCIRE FACIAS	—
2025-20562	PERRUCCI SAMANTHA SARAH	7/07/2026 10:14	WRIT OF SCIRE FACIAS	—
2025-20660	STETCH JOSEPH J JR	7/07/2026 11:29	WRIT OF SCIRE FACIAS	—
2025-20660	STETCH SALLY R	7/07/2026 11:29	WRIT OF SCIRE FACIAS	—
2026-00143	OCONNELL RITA O	7/06/2026 12:47	DEFAULT JUDGMENT	2,012.42
2026-00217	KAISER RICHARD C	7/06/2026 12:38	DEFAULT JUDGMENT	13,292.95
2026-00231	HEISE HEATHER	7/06/2026 1:11	DEFAULT JUDGMENT	3,270.99
2026-00232	PERE DESIREE	7/06/2026 1:33	DEFAULT JUDGMENT	1,817.69
2026-00274	DOWNES DONALD T JR	7/08/2026 10:42	DEFAULT JUDG IN REM	58,465.58
2026-00274	DOWNES DONALD T JR	7/08/2026 1:35	WRIT OF EXECUTION	58,465.58
2026-00303	KERN THOMAS	7/09/2026 2:09	REMOVE LIS PENDENS	—
2026-00303	KERN ROSEMARY	7/09/2026 2:09	REMOVE LIS PENDENS	—
2026-00303	94 ACRES LLC	7/09/2026 2:09	REMOVE LIS PENDENS	—
2026-20014	HEISLER ERIC A	7/07/2026 11:58	WRIT OF SCIRE FACIAS	—
2026-20415	GERHART TYSON I III	7/06/2026 1:51	MUNICIPAL LIEN	795.37
2026-20415	GERHART NICOLE K	7/06/2026 1:51	MUNICIPAL LIEN	795.37
2026-20416	KANE ROBERT C	7/06/2026 3:52	MUNICIPAL LIEN	1,010.27
2026-20417	BOJNOSKI JONATHAN	7/06/2026 4:00	MUNICIPAL LIEN	982.43
2026-20418	ROMICH RICHARD C ESTATE OF	7/07/2026 8:07	JUDGMENT NOTE	50,000.00
2026-20419	JACOBSON BENJAMIN	7/07/2026 8:11	MUNICIPAL LIEN	958.28
2026-20420	AMES ROBERT	7/07/2026 8:15	MUNICIPAL LIEN	715.37
2026-20420	AMES LESLEY	7/07/2026 8:15	MUNICIPAL LIEN	716.37

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

2026-20421 NICHOLAYEFF GEORGE STEPHEN	7/07/2026 8:19 MUNICIPAL LIEN	706.22
2026-20422 DUMORNAY RODNEY	7/07/2026 8:26 MUNICIPAL LIEN	677.54
2026-20423 TRABALKA JASON G	7/07/2026 8:37 MUNICIPAL LIEN	686.69
2026-20423 TRABALKA DEBRA M	7/07/2026 8:37 MUNICIPAL LIEN	686.69
2026-20424 MITCHELL DWAYNE F	7/07/2026 8:49 MUNICIPAL LIEN	677.54
2026-20425 OLIVO DANIEL J	7/07/2026 9:00 MUNICIPAL LIEN	677.54
2026-20426 OLCHASKEY RICHARD	7/07/2026 9:12 MUNICIPAL LIEN	704.71
2026-20427 ROY ROSE ANN	7/07/2026 9:22 MUNICIPAL LIEN	703.20
2026-20428 LA MARCA THOMAS	7/07/2026 9:33 MUNICIPAL LIEN	710.74
2026-20428 LAMARCA THOMAS	7/07/2026 9:33 MUNICIPAL LIEN	710.74
2026-20429 GEISLER MARK	7/07/2026 9:45 MUNICIPAL LIEN	677.54
2026-20430 SOTO JELIZ LISSET	7/07/2026 9:55 MUNICIPAL LIEN	927.96
2026-20431 C BENSON HUNTING LODGE PA LLC	7/07/2026 12:12 MUNICIPAL LIEN	14,988.49
2026-20432 SCHEY WAYNE	7/07/2026 2:01 FEDERAL TAX LIEN	293,224.96
2026-20433 COOPER RICHARD A	7/07/2026 2:01 FEDERAL TAX LIEN	65,328.48
2026-20433 COOPER MARISSA	7/07/2026 2:01 FEDERAL TAX LIEN	65,328.48
2026-20434 FREEDOM FROM CALLS ANSWERING SERVICE INC A CORPORATION	7/07/2026 2:01 FEDERAL TAX LIEN	14,859.13
2026-20435 DESANTIS GUY A	7/08/2026 8:24 MUNICIPAL LIEN	663.95
2026-20436 ANDERSON STEPHEN	7/08/2026 8:36 MUNICIPAL LIEN	667.07
2026-20436 MANDELL JENIFER	7/08/2026 8:36 MUNICIPAL LIEN	667.07
2026-20437 HAMPL TAMARA L	7/08/2026 8:45 MUNICIPAL LIEN	660.94
2026-20438 NARASAKI MARGARET	7/08/2026 8:55 MUNICIPAL LIEN	677.54
2026-20439 DEFALCO MICHAEL	7/08/2026 9:05 MUNICIPAL LIEN	677.54
2026-20440 MARTOS LUIS	7/08/2026 9:14 MUNICIPAL LIEN	657.92
2026-20441 GILLISPIE KEN BYRON	7/08/2026 9:24 MUNICIPAL LIEN	677.31
2026-20442 SCHRADER KEVIN	7/08/2026 9:47 JUDGMENT	272,750.00
2026-20443 HEALEY CHRISTA R GILPIN	7/08/2026 11:23 TAX LIEN	5,230.10
2026-20443 GILPIN CHRISTA R HEALEY	7/08/2026 11:23 TAX LIEN	5,230.10
2026-20444 JML ENTRPRISES LLC	7/08/2026 11:24 TAX LIEN	2,309.69
2026-20445 BSH ENTERPRISES LLC	7/09/2026 11:58 STATEMENT OF LIEN	631.68
2026-20446 BSH ENTERPRISES LLC	7/09/2026 11:58 STATEMENT OF LIEN	631.68
2026-20447 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20448 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20449 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20450 BSH ENTERPRISES INC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20451 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20452 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20453 BSH ENTERPRISES INC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20454 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	631.68
2026-20455 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	751.29
2026-20456 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	807.29
2026-20457 BSH ENTERPRISES LLC	7/09/2026 11:59 STATEMENT OF LIEN	807.30
2026-20458 DOMINGUES ERIKA	7/09/2026 1:02 STATEMENT OF LIEN	667.63
2026-20459 FAILI RAHMAT	7/09/2026 1:02 STATEMENT OF LIEN	6,279.69
2026-20460 GILL MICHAEL	7/09/2026 1:03 STATEMENT OF LIEN	17,584.27
2026-20460 HARVIN IRMA	7/09/2026 1:03 STATEMENT OF LIEN	17,584.27
2026-20461 LEVY ELINOR ESTATE OF	7/09/2026 1:03 STATEMENT OF LIEN	12,306.41
2026-20462 PARAMASHIVAIH DARSHAN THIMLAPURA	7/09/2026 1:03 STATEMENT OF LIEN	693.26

2026-20463 VISCONTI MICHELENA	7/09/2026 1:03 STATEMENT OF LIEN	1,059.02
2026-20464 ECHO STAR NETWORK	7/10/2026 10:47 MUNICIPAL LIEN	1,722.02
2026-20465 SWINGLE KARL F JR	7/10/2026 11:02 MUNICIPAL LIEN	1,795.15
2026-20466 PANGOL LUIS E	7/10/2026 11:12 MUNICIPAL LIEN	1,894.09
2026-20467 KAZIEVA ZARINA	7/10/2026 11:23 MUNICIPAL LIEN	2,665.38
2026-20468 HARTLEY JAMI L	7/10/2026 11:37 MUNICIPAL LIEN	3,095.54
2026-20469 SABIN CHRISTOPHER K	7/10/2026 12:25 JUDGMENT	5,805.25

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00432	CAPITAL ONE N A SUCCESSOR BY MERGER DISCOVER	PLAINTIFF	7/07/2026	—
2026-00432	HAMER JOSEPH SR	DEFENDANT	7/07/2026	—
2026-00436	PCA ACQUISITIONS V LLC	PLAINTIFF	7/06/2026	—
2026-00436	OTHEREN BRIAN	DEFENDANT	7/06/2026	—
2026-00446	BANK OF AMERICA N A	PLAINTIFF	7/09/2026	—
2026-00446	GRASSIE ARIANA	DEFENDANT	7/09/2026	—
2026-00447	BANK OF AMERICA N A	PLAINTIFF	7/09/2026	—
2026-00447	LOUIS DUCARMEL	DEFENDANT	7/09/2026	—
2026-00451	BANK OF AMERICA NA	PLAINTIFF	7/10/2026	—
2026-00451	LOCKER DEBORAH	DEFENDANT	7/10/2026	—

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AM Best's Insurance Company Rating Guide.

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CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00440	SECURITY CREDIT SERVICES LLC	PLAINTIFF	7/08/2026	—
2026-00440	MYERS ANDRE	DEFENDANT	7/08/2026	—
2026-00441	SECURITY CREDIT SERVICES LLC	PLAINTIFF	7/08/2026	—
2026-00441	COUNTRYMAN ROBERT	DEFENDANT	7/08/2026	—
2026-00442	VELOCITY INVESTMENTS LLC	PLAINTIFF	7/08/2026	—
2026-00442	KURTANIDZE MEDEA	DEFENDANT	7/08/2026	—
2026-00443	SECURITY CREDIT SERVICES LLC	PLAINTIFF	7/08/2026	—
2026-00443	SKINNER NOEL A	DEFENDANT	7/08/2026	—
2026-00444	VELOCITY INVESTMENTS LLC	PLAINTIFF	7/08/2026	—
2026-00444	BRANNEN JOSEPH	DEFENDANT	7/08/2026	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00449	RIZWAN & MIRHA LLC	PLAINTIFF	7/09/2026	—
2026-00449	NADIA RANA QURESHI LLC	DEFENDANT	7/09/2026	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00450	KRIVAK ANDREW	PLAINTIFF	7/10/2026	—
2026-00450	MIKHAEIL ADEL	DEFENDANT	7/10/2026	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00435	MERCEDES 280 SE 1972 VIN # 10806712-010468	PETITIONER	7/06/2026	—
2026-00435	PETSCHAUER ANDREW W	PETITIONER	7/06/2026	—
2026-00435	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	7/06/2026	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00448	LEVINE LAURA	PLAINTIFF	7/09/2026	—
2026-00448	CAUCCI DAVID J MD	DEFENDANT	7/09/2026	—
2026-00448	CORDISCHI KEITH M DO	DEFENDANT	7/09/2026	—
2026-00448	WAYNE MEMORIAL ORTHOPAEDICS HONESDALE	DEFENDANT	7/09/2026	—
2026-00448	HONESDALE ORTHOPAEDIC SURGERY PC	DEFENDANT	7/09/2026	—
2026-00448	WAYNE MEMORIAL HOSPITAL	DEFENDANT	7/09/2026	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00439	SERVBANK N A	PLAINTIFF	7/08/2026	—
2026-00439	CASTILLO KATHLEEN	DEFENDANT	7/08/2026	—
2026-00439	CASTILLO LUANA CLAIRE	DEFENDANT	7/08/2026	—
2026-00439	CASTILLO MELVIN	DEFENDANT	7/08/2026	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00438	LUDWIG TERI	PLAINTIFF	7/08/2026	—
2026-00438	VALERIO JOHN	DEFENDANT	7/08/2026	—
2026-00445	TUTTLE CRAIG	PLAINTIFF	7/08/2026	—
2026-00445	ODELL CAITLYNN	DEFENDANT	7/08/2026	—
2026-00445	ONDRAKO MICHAEL	DEFENDANT	7/08/2026	—

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00437	GLOVER DONALD	PLAINTIFF	7/06/2026	—
2026-00437	WETZEL JOHN DOC SECRETARY	DEFENDANT	7/06/2026	—
2026-00437	VARNER DORENA CHIEF GRIEVANCE SECRETARY	DEFENDANT	7/06/2026	—
2026-00437	MOORE KERI ASSISTANT CHIEF GRIEVANCE OFF	DEFENDANT	7/06/2026	—
2026-00437	MILLER GEORGE A SUPERINTENDANT	DEFENDANT	7/06/2026	—
2026-00437	ALTEMIER CHRISTINE GRIEVANCE COORDINATOR	DEFENDANT	7/06/2026	—
2026-00437	CIRELLI JAMES PRC MEMBERS	DEFENDANT	7/06/2026	—
2026-00437	GORMAN DAVID PRC MEMBERS	DEFENDANT	7/06/2026	—
2026-00437	GRILLO JOSEPH PRC MEMBERS	DEFENDANT	7/06/2026	—
2026-00437	MCDERMOTT TIMOTHY UNIT MANAGER	DEFENDANT	7/06/2026	—
2026-00437	HENDRICK JAMES LT IN RHU	DEFENDANT	7/06/2026	—
2026-00437	UNKNOWN 1ST SHIFT SGT IN RHU (9-25-2020)	DEFENDANT	7/06/2026	—
2026-00437	KAYE TIFFANIE UNIT MANAGER	DEFENDANT	7/06/2026	—
2026-00437	SPEARES ANTHONY UNIT MANAGER	DEFENDANT	7/06/2026	—

MORTGAGES AND DEEDS

*RECORDED FROM JUNE 29, 2026 TO JULY 3, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 228,000.00 Mortgagor: TANZINI, MARCEIA MICHELE 2 - KELLER, BRIAN LEE JR	Consideration: \$228,000.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality TEXAS TOWNSHIP 1 & 2
Information: 132,000.00 Mortgagor: SPERANZA, DREW HUNTER 2 - SPERANZA, MELISSA WENDY	Consideration: \$132,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: 279,920.00 Mortgagor: MUNETT, VINCENT 2 - MUNETT, ARIEL	Consideration: \$279,920.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: 7,811.70 Mortgagor: MITCHELL, DAWN Locations: Tax Map 1 - N/A	Consideration: \$7,811.70 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality SALEM TOWNSHIP
Information: 132,600.00 Mortgagor: HOLL, CHASE L Locations: Tax Map 1 - N/A 2 - N/A	Consideration: \$132,600.00 Mortgagee: DIME BANK Municipality DYBERRY TOWNSHIP TEXAS TOWNSHIP 1 & 2
Information: 287,683.00 Mortgagor: BALDEN, VIKTORIA	Consideration: \$287,683.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: 118,000.00 Mortgagor: HASKELL, JAMES R JR 2 - LYONS, STEPHANIE Locations: Tax Map 1 - N/A	Consideration: \$118,000.00 Mortgagee: MARKS, FRANK A 2 - MARKS, LYNDIA J Municipality DAMASCUS TOWNSHIP
Information: 75,000.00 Mortgagor: SWARTZ, ROBERT A	Consideration: \$75,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality WAYMART BOROUGH
Information: 30,000.00 Mortgagor: DICK, JAMES 2 - DICK, AIMEE B Locations: Tax Map 1 - N/A	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH

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

Information: 125,000.00 Mortgagor: KNECHT, JAMIE ANN AKA 2 - KNECHT, JAMIE A AKA Locations: Tax Map 1 - N/A	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality OREGON TOWNSHIP
Information: 238,107.00 Mortgagor: SZWAYKA, MATTHEW Locations: Tax Map 1 - N/A	Consideration: \$238,107.00 Mortgagee: UNMB HOME LOANS INC 2 - U N M B HOME LOANS INC 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CLINTON TOWNSHIP 1
Information: 305,000.00 Mortgagor: VESSA REALTY LLC 2 - VESSA REALTY L L C Locations: Tax Map 1 - N/A	Consideration: \$305,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 500,000.00 Mortgagor: VESSA REALTY LLC 2 - VESSA REALTY L L C Locations: Tax Map 1 - N/A	Consideration: \$500,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 3,500,000.00 Mortgagor: PERANO, FRANK T Locations: Tax Map 1 - N/A	Consideration: \$3,500,000.00 Mortgagee: MID PENN BANK Municipality TEXAS TOWNSHIP 3
Information: 370,000.00 Mortgagor: MULLINS, SEAN M 2 - MULLINS, SAVANNAH R Locations: Tax Map 1 - N/A	Consideration: \$370,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PROMPTON BOROUGH
Information: 240,000.00 Mortgagor: EIGHT ONE SEVEN HANCOCK HWY LLC 2 - EIGHT ONE SEVEN HANCOCK HWY L L C Locations: Tax Map 1 - N/A	Consideration: \$240,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DYBERRY TOWNSHIP
Information: 1,073,000.00 Mortgagor: SKRZYPINSKI, PETER R Locations: Tax Map 1 - N/A	Consideration: \$1,073,000.00 Mortgagee: UNITED MIDWEST SAVINGS BANK Municipality LAKE TOWNSHIP
Information: 240,000.00 Mortgagor: RAMSUBHAG, BRANDON 2 - GANESH, VIDYA Locations: Tax Map 1 - N/A	Consideration: \$240,000.00 Mortgagee: CITIZENS BANK Municipality SALEM TOWNSHIP
Information: 180,000.00 Mortgagor: BOLDUC & SON EXCAVATION & LANDSCAPING LLC 2 - BOLDUC & SON EXCAVATION & LANDSCAPING LLC Locations: Tax Map 1 - N/A	Consideration: \$180,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP
Information: 248,800.00 Mortgagor: KONDYRA, ROBERT M JR Locations: Tax Map 1 - N/A	Consideration: \$248,800.00 Mortgagee: LOANDEPOT COM 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BUCKINGHAM TOWNSHIP

Information: 210,000.00 Mortgagor: WEBER, BARBARA ANN AKA 2 - WEBER, BARBARA A AKA 3 - WEBER, JOSEPH JAMES AKA 4 - WEBER, JOSEPH J AKA Locations: Tax Map 1 - N/A	Consideration: \$210,000.00 Mortgage: PSECU 2 - P S E C U Municipality BERLIN TOWNSHIP
Information: 100,000.00 Mortgagor: LENNOX, JOHN J Locations: Tax Map 1 - N/A	Consideration: \$100,000.00 Mortgage: FIDELITY DEPOSIT & DISCOUNT BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 2,331,650.00 Mortgagor: GAP BROS HOLDINGS Locations: Tax Map 1 - N/A	Consideration: \$2,331,650.00 Mortgage: UNIVEST BANK & TRUST CO Municipality PRESTON TOWNSHIP
Information: 150,000.00 Mortgagor: SEIBERT, JOHN 2 - CIPRIANI, LINDA Locations: Tax Map 1 - N/A	Consideration: \$150,000.00 Mortgage: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 110,000.00 Mortgagor: HOPE, JAMES L Locations: Tax Map 1 - N/A	Consideration: \$110,000.00 Mortgage: TOWER FEDERAL CREDIT UNION Municipality DREHER TOWNSHIP
Information: 247,920.00 Mortgagor: KOTCHO, EMILY Locations: Tax Map 1 - N/A	Consideration: \$247,920.00 Mortgage: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CLINTON TOWNSHIP 1
Information: 125,000.00 Mortgagor: LAZURTEGUI, CARMEN Y Locations: Tax Map 1 - N/A	Consideration: \$125,000.00 Mortgage: LOAN STORE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 126,000.00 Mortgagor: BARONE, TAYLOR Locations: Tax Map 1 - N/A	Consideration: \$126,000.00 Mortgage: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BERLIN TOWNSHIP
Information: 165,343.00 Mortgagor: HATTEM, JACOB Locations: Tax Map 1 - N/A	Consideration: \$165,343.00 Mortgage: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 50,001.00 Mortgagor: RHODES, STEPHEN M Locations: Tax Map 1 - N/A	Consideration: \$50,001.00 Mortgage: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP

Information: 540,000.00 Mortgagor: HAZEN, ROGER D	Consideration: \$540,000.00 Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: 540,000.00 Mortgagor: HAZEN, ROGER D Locations: Tax Map 1 - N/A	Consideration: \$540,000.00 Mortgagee: FEDERAL HOUSING COMMISSIONER Municipality MANCHESTER TOWNSHIP
Information: 47,309.49 Mortgagor: UBALDI, RAYMOND C 2 - UBALDI, LORETTA	Consideration: \$47,309.49 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - DART COLLATERAL MANAGER LLC 3 - D A R T COLLATERAL MANAGER L L C
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 284,750.00 Mortgagor: TUN, MYA	Consideration: \$284,750.00 Mortgagee: CHANGE LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality HONESDALE BOROUGH
Information: 618,725.00 Mortgagor: SMITH, JASON 2 - SMITH, NATALYA	Consideration: \$618,725.00 Mortgagee: BANK OF AMERICA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 70,000.00 Mortgagor: ALLEN, BEVERLEY A	Consideration: \$70,000.00 Mortgagee: LOANDEPOT COM 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: 225,000.00 Mortgagor: HILLIARD, ROBERT J JR	Consideration: \$225,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality DREHER TOWNSHIP
Information: 435,200.00 Mortgagor: VAPHIDES, DANIELLE	Consideration: \$435,200.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: 175,000.00 Mortgagor: LAKE ARIEL PROPERTY Locations: Tax Map 1 - N/A	Consideration: \$175,000.00 Mortgagee: DIRLAM BROS LUMBER COMPANY INC Municipality LAKE TOWNSHIP
Information: 9,314.96 Mortgagor: LAKE ARIEL PROPERTY	Consideration: \$9,314.96 Mortgagee: MARTIN FAMILY REVOCABLE TRUST 2 - MARTIN, JOHN J TR
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: 40,000.00 Mortgagor: BRANNING, JASON 2 - BRANNING, STEPHANIE	Consideration: \$40,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: Tax Map 1 - N/A	Municipality MOUNT PLEASANT TOWNSHIP

Information: 363,298.00 Mortgagor: KOCH, MICHAEL W	Consideration: \$363,298.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: 249,750.00 Mortgagor: MILLER, SCOTT R	Consideration: \$249,750.00 Mortgagee: FAIRWAY INDEPENDENT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
2 - MILLER, ELLIE M 3 - MILLER, MARYELLEN	
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 149,500.00 Mortgagor: JERMINSKI, MICHAEL	Consideration: \$149,500.00 Mortgagee: OCMBC INC
2 - JERMINSKI, CONNIE	2 - O C M B C INC 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality STERLING TOWNSHIP
Information: 180,000.00 Mortgagor: MTC LANDING LLC	Consideration: \$180,000.00 Mortgagee: DIME BANK
2 - M T C LANDING L L C	
Locations: Tax Map 1 - N/A	Municipality TEXAS TOWNSHIP 3
Information: 125,000.00 Mortgagor: SHAFFER, KEVIN	Consideration: \$125,000.00 Mortgagee: WAYNE BANK
2 - SHAFFER, LISA	
Locations: Tax Map 1 - N/A	Municipality WAYMART BOROUGH
Information: 82,000.00 Mortgagor: HARGETTWATKINS, JULIE AKA	Consideration: \$82,000.00 Mortgagee: WAYNE BANK
2 - WATKINS, JULIE HARGETT AKA 3 - HARGETT, JULIE E AKA 4 - WATKINS, DANIEL H	
Locations: Tax Map 1 - N/A	Municipality STARRUCCA BOROUGH

DEEDS

Information: Grantor: SCHRADER, KEVIN	Consideration: \$1.00 Grantee: SCHRADER, KEVIN E 2 - CELEDON, VANESSA MENESES
Locations: Tax Map 1 - N/A	Municipality PRESTON TOWNSHIP
Information: Grantor: MULLINS, SEAN M	Consideration: \$285,000.00 Grantee: TANZINI, MARCELA MICHELE
2 - MULLINS, SAVANNAH R	2 - KELLER, BRIAN LEE JR
Locations: Tax Map 1 - N/A	Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 2245 Grantor: TARANTINO, PATRICK	Consideration: \$265,000.00 Grantee: SPERANZA, DREW HUNTER
2 - TARANTINO, ANGELA E	2 - SPERANZA, MELISSA WENDY
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP

Information: LOT 2A Grantor: KALTSAS, VASILIOS H	Consideration: \$349,900.00 Grantee: MUNETT, ARIEL LYNN 2 - MUNETT, VINCENT MANUEL
Locations: Tax Map 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: Grantor: ELDRED, JEANNE M	Consideration: \$1.00 Grantee: ELDRED, JEANNE M 2 - EISENHAUER, TIMOTHY 3 - EISENHAUER, STEVEN
Locations: Tax Map 1 - N/A	Municipality HONESDALE BOROUGH
Information: LOT 30 Grantor: ROXBY, TATE MICHAEL 2 - JACKETT, ASHLEY CHRISTINA	Consideration: \$1.00 Grantee: ROXBY, TATE MICHAEL
Locations: Tax Map 1 - N/A	Municipality STERLING TOWNSHIP
Information: Grantor: BOOTH, CONSTANCE M EST AKA 2 - BOOTH, CONSTANCE MARIE EST AKA 3 - BOOTH, CONSTANCE EST AKA 4 - BOOTH, ANDREW J EXR AKA 5 - BOOTH, ANDREW JOSEPH EXR AKA	Consideration: \$1.00 Grantee: BOOTH, ANDREW JOSEPH
Locations: Tax Map 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: Grantor: BOOTH, ANDREW JOSEPH	Consideration: \$1.00 Grantee: FICKERT, DEBRA 2 - TOIGO, NICOLE 3 - BOYLE, MICHELLE
Locations: Tax Map 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: Grantor: BOOTH, ANDREW JOSEPH	Consideration: \$1.00 Grantee: FICKERT, DEBRA 2 - TOIGO, NICOLE 3 - BOYLE, MICHELLE
Locations: Tax Map 1 - N/A	Municipality DYBERRY TOWNSHIP
Information: LOT 67 Grantor: SEELBACH, THOMAS	Consideration: \$2,500.00 Grantee: CHRZASTEK, DARIUSZ WALENTY
Locations: Tax Map 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 96 Grantor: SCHWARTZ, ALEXANDER	Consideration: \$4,000.00 Grantee: TSOY SAWMILL LLC 2 - TSOY SAWMILL L L C
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 34 Grantor: HERBERT, DAVID MICHAEL EST AKA 2 - HERBERT, DAVID M EST AKA 3 - HERBERT, DAVID EST AKA 4 - HERBERT, RICHARD P ADM	Consideration: \$145,000.00 Grantee: ANGELO, LAWRENCE 2 - ANGELO, JOAN
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 78 Grantor: ANDREJCISK, PATRICIA 2 - ANDREJCISK, ANDREW L	Consideration: \$16,000.00 Grantee: SUN, TIANYANG 2 - MULLER, KELSEY
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP

Information: LOT 1E13 Grantor: LAHASZOW, ANDREW JOHN	Consideration: \$170,500.00 Grantee: BROWN, ROBERT G 2 - BROWN, ALYSON W
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 92 Grantor: MILDE, MATTHEW	Consideration: \$415,000.00 Grantee: ATWELL, JOHN 2 - ATWELL, MARY 3 - PRIMODIE, JAMES 4 - PRIMODIE, ALLISON
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: GURTLER, ADAM C 2 - GURTLER, DANYA M	Consideration: \$286,000.00 Grantee: DENAULT, JOHN 2 - DENAULT, CATHLEEN
Locations: Tax Map 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT A Grantor: KRUPP, ROBERT 2 - KRUPP, JOSEPHINE	Consideration: \$1.00 Grantee: KRUPP, ROBERT 2 - KRUPP, JOSEPHINE
Locations: Tax Map 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: KRUPP, ROBERT 2 - KRUPP, JOSEPHINE	Consideration: \$220,000.00 Grantee: FITZPATRICK, KEITH PHILIP 2 - FITZPATRICK, ELIZABETH KAREN
Locations: Tax Map 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: LOT 2AC Grantor: MARKS, FRANK A 2 - MARKS, LYNDIA J	Consideration: \$188,000.00 Grantee: HASKELL, JAMES R JR 2 - LYONS, STEPHANIE
Locations: Tax Map 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: CANFIELD, JOAN M	Consideration: \$199,000.00 Grantee: HERON HILL HUNT CLUB
Locations: Tax Map 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: MISKO, LIAM	Consideration: \$242,500.00 Grantee: SZWAYKA, MATTHEW
Locations: Tax Map 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: TILLOTSON, JONATHAN L	Consideration: \$1.00 Grantee: TRUJILLO, LORENA L
Locations: Tax Map 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: Grantor: HIGHHOUSE, JOHN DAVID 2 - HIGHHOUSE, KRISTEN	Consideration: \$1.00 Grantee: JCH RENTALS LLC 2 - J C H RENTALS L L C
Locations: Tax Map 1 - N/A	Municipality HONESDALE BOROUGH
Information: LOT 58 Grantor: KHOURY, GLENN 2 - KHOURY, JENNIFER D LUKE 3 - LUKEKHOURY, JENNIFER D	Consideration: \$1,500.00 Grantee: POLLEY, WILLIAM J
Locations: Tax Map 1 - N/A	Municipality CANAAAN TOWNSHIP
Information: Grantor: FASCESKI, JOAN A	Consideration: \$1.00 Grantee: FASCESKI, JOAN A 2 - DAILEY, BRET
Locations: Tax Map 1 - N/A	Municipality LEBANON TOWNSHIP

Information: Grantor: AMODIO, PATRICIA BY AGENT 2 - FERRARI, LORI AGENT Locations: Tax Map 1 - N/A	Consideration: \$450,000.00 Grantee: MULLINS, SEAN M 2 - MULLINS, SAVANNAH R Municipality PROMPTON BOROUGH
Information: Grantor: LUKAS, ROBERT T 2 - LUKAS, JESSICIA Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: ROBERT LUKAS LIVING TRUST 2 - JESSICIA LUKAS LIVING TRUST 3 - LUKAS, ROBERT T TR 4 - LUKAS, JESSICIA TR Municipality LAKE TOWNSHIP
Information: Grantor: CANNATA, MARY BADENHOP Locations: Tax Map 1 - N/A	Consideration: \$300,000.00 Grantee: EIGHT ONE SEVEN HANCOCK HWY LLC 2 - EIGHT ONE SEVEN HANCOCK HWY L L C Municipality DYBERRY TOWNSHIP
Information: LOT 2A Grantor: SCHEMITZ, FRANCINE Locations: Tax Map 1 - N/A	Consideration: \$150,000.00 Grantee: WEBER, JOSEPH 2 - WEBER, BARBARA Municipality BERLIN TOWNSHIP
Information: Grantor: SOLOMON, SHANNA 2 - SOLOMON, RICHARD JR Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: SLEDZINSKI, STEPHEN E 2 - SLEDZINSKI, SUSAN R Municipality SOUTH CANAAN TOWNSHIP
Information: BERLIN & DAMASCUS TOWNSHIPS Grantor: LESTER, SUE ANN Locations: Tax Map 1 - N/A 2 - N/A	Consideration: \$1.00 Grantee: SUE ANN LESTER IRREVOCABLE TRUST 2 - LESTER, SUE ANN TR Municipality BERLIN TOWNSHIP DAMASCUS TOWNSHIP
Information: LOT 296 Grantor: PENAILILLO, MANUEL PATRICIO 2 - PENAILILLO, CECILIA C Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: PATRICIO PENAILILLO IRREVOCABLE TRUST 2 - PENAILILLO, PATRICIO TR 3 - PENAILILLO, CECILIA TR 4 - CECILIA PENAILILLO IRREVOCABLE TRUST Municipality SALEM TOWNSHIP
Information: LOT 763 Grantor: LEVINSKY, NEIL STEVEN 2 - LEVINSKY, DENISE SANDRA Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: DENISE S LEVINSKY REVOCABLE TRUST 2 - LEVINSKY, DENISE S TR 3 - LEVINSKY, NEIL S TR 4 - NEIL S LEVINSKY REVOCABLE TRUST Municipality SALEM TOWNSHIP
Information: LOT 960 Grantor: CARDEN, JOHN BY AGENT 2 - CARDEN, MICHAEL AGENT 3 - CARDEN, MICHAEL J Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: CARDEN, MICHAEL 2 - CARDEN, SUSAN Municipality LAKE TOWNSHIP
Information: Grantor: SALVATORE, TIMOTHY L 2 - REHM, JANA S 3 - SALVATORE, JANA S Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: SALVATORE, TIMOTHY L 2 - SALVATORE, JANA S Municipality LEHIGH TOWNSHIP

Information: LOT 2517 Grantor: TIRA, RYAN M 2 - TIRA, ANDREA M RUBENSTEIN, IRIS LIBERTY BAREIKIS Locations: Tax Map 1 - N/A	Consideration: \$236,425.00 Grantee: BAREIKIS, ANITRA W 2 - BAREIKISRUBENSTEIN, IRIS LIBERTY 3 - Municipality SALEM TOWNSHIP
Information: Grantor: KAPPLER, KEVIN F 2 - KAPPLER, KAREN D Locations: Tax Map 1 - N/A	Consideration: \$785,000.00 Grantee: BROOKS, MICHAEL 2 - BROOKS, MELISSA Municipality PRESTON TOWNSHIP
Information: Grantor: BELL LIVING TRUST 2 - BELL, LINDA L TR Locations: Tax Map 1 - N/A	Consideration: \$200,000.00 Grantee: BOLDUC & SON EXCAVATION & LANDSCAPING LLC 2 - BOLDUC & SON EXCAVATION & LANDSCAPING L L C Municipality LAKE TOWNSHIP
Information: Grantor: BARRETT, JEFFREY MICHAEL 2 - BARRETT, MAXINE JOY Locations: Tax Map 1 - N/A	Consideration: \$313,800.00 Grantee: KONDYRA, ROBERT M JR Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: LAVECCHIA, PAUL 2 - LAVECCHIA, CHRISTOPHER J Locations: Tax Map 1 - N/A	Consideration: \$10.00 Grantee: LAVECCHIA, PAUL 2 - LAVECCHIA, ANTHONY Municipality LEHIGH TOWNSHIP
Information: LOT 1989 Grantor: BURGESS, STEPHEN 2 - BURGESS, LYDIA Locations: Tax Map 1 - N/A	Consideration: \$258,000.00 Grantee: SEIBERT, JOHN 2 - CIPRIANI, LINDA Municipality LAKE TOWNSHIP
Information: Grantor: KASPER, ANN MARIE Locations: Tax Map 1 - N/A	Consideration: \$235,000.00 Grantee: KING, CHRISTIAN E 2 - KING, MARY L Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 1707 Grantor: PLANET HOME LENDING LLC 2 - PLANET HOME LENDING L L C Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: VETERANS AFFAIRS Municipality SALEM TOWNSHIP
Information: LOT 3 Grantor: IOVACCHINI, ANTHONY Locations: Tax Map 1 - N/A	Consideration: \$309,900.00 Grantee: KOTCHO, EMILY Municipality CLINTON TOWNSHIP 1
Information: LOT 839 Grantor: ZARKOS, ANASTASIOS THOMAS Locations: Tax Map 1 - N/A	Consideration: \$267,500.00 Grantee: LAZURTEGUI, CARMEN Y Municipality SALEM TOWNSHIP
Information: LOT 5 Grantor: TSO, WILLIAM Locations: Tax Map 1 - N/A	Consideration: \$180,000.00 Grantee: BARONE, TAYLOR Municipality BERLIN TOWNSHIP
Information: LOT 3 Grantor: BURCHER, LISA M 2 - BURCHER, SAMUEL S Locations: Tax Map 1 - N/A	Consideration: \$185,000.00 Grantee: WEIDNER, SAMANTHA 2 - WEIDNER, PATRICIA Municipality HONESDALE BOROUGH

Information: LOT 288 Grantor: DAVIS, WILLIAM C 2 - DAVIS, PATRICIA A	Consideration: \$1.00 Grantee: DAVIS, WILLIAM C 2 - DAVIS, PATRICIA A 3 - GREENE, AMY L
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 3 Grantor: SHERIDAN, IDOLA C BY AF 2 - WALTER, LORIANN AF	Consideration: \$190,000.00 Grantee: BUTLER, GLENN 2 - MCKENZIE, VICKI LYNN 3 - MCKENZIE, VICKILYNN
Locations: Tax Map 1 - N/A	Municipality PRESTON TOWNSHIP
Information: Grantor: MORAN, RYAN M 2 - MORAN, MARY O	Consideration: \$335,000.00 Grantee: TUN, MYA
Locations: Tax Map 1 - N/A	Municipality HONESDALE BOROUGH
Information: Grantor: SIMPSON, STEPHEN G 2 - SIMPSON, BRADY G 3 - WOODMANSEE, NICOLE R	Consideration: \$56,500.00 Grantee: SIMPSON, BRADY G 2 - WORMUTH, AARON
Locations: Tax Map 1 - N/A	Municipality SCOTT TOWNSHIP
Information: LOT 2705 Grantor: MCCLEARY, THOMAS P	Consideration: \$1.00 Grantee: KOVALESKI, GREGORY W 2 - KOVALESKI, MATTHEW S
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 91 Grantor: KULAGOWSKI, SEBASTIAN 2 - KULAGOWSKI, MALGORZATA	Consideration: \$885,000.00 Grantee: SMITH, JASON 2 - SMITH, NATALYA
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: SHOOK, JAMES	Consideration: \$1,000,000.00 Grantee: W A C L FAMILY LIVING TRUST 2 - CLAUSS, WILLIAM P TR 3 - CLAUSS, ABBIGALE PITTENGER TR 4 - PITTENGERCLAUSS, ABBIGALE TR
Locations: Tax Map 1 - N/A	Municipality PALMYRA TOWNSHIP
Information: Grantor: ISBITSKI, DANIEL P SR 2 - ISBITSKI, LINDA G	Consideration: \$825,000.00 Grantee: LEPO, JOSEPH
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: TODARO, VINCENT M AKA 2 - TODARO, VINCENT AKA 3 - TODARO, DEBBI L AKA 4 - TODARO, DEBBI AKA	Consideration: \$300,000.00 Grantee: HILLIARD, ROBERT J JR
Locations: Tax Map 1 - N/A	Municipality DREHER TOWNSHIP
Information: Grantor: DRAPALA, ANNA	Consideration: \$544,000.00 Grantee: VAPHIDES, DANIELE
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP

Information: Grantor: BRONSON, JAMES E JR 2 - BRONSON, ROSE Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: BRONSON, JAMES A JR Municipality CANAAN TOWNSHIP
Information: Grantor: LEBEDEVA, LIDIYA 2 - PEVZNER, LEONID Locations: Tax Map 1 - N/A	Consideration: \$140,000.00 Grantee: DESPOSITO, MICHAEL SCOTT 2 - DESPOSITO, KATHLEEN MARIE 3 - MORGAN, KIMBERLY MARIE 4 - DESPOSITO, SIRENA CELESTE Municipality MANCHESTER TOWNSHIP
Information: Grantor: MIZES, CYNTHIA A Locations: Tax Map 1 - N/A	Consideration: \$75,023.76 Grantee: ST TIKHONS MONASTERY Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 24 Grantor: HARTMANN, ROBERT JR 2 - HARTMANN, KRYSTLE Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: C T M S HOLDINGS INC Municipality PALMYRA TOWNSHIP
Information: Grantor: COLON, IDELGARDO Locations: Tax Map 1 - N/A	Consideration: \$370,000.00 Grantee: KOCH, MICHAEL W Municipality SALEM TOWNSHIP
Information: LOT A Grantor: COCCODRILLI, ROBERT J 2 - COCCODRILLI, LINDA Locations: Tax Map 1 - N/A	Consideration: \$10,000.00 Grantee: COCCODRILLI, MORGAN 2 - COCCODRILLI, TUCKER Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 37 Grantor: VAUGHAN, LEONARD 2 - VIRKITIS, KRISTAL Locations: Tax Map 1 - N/A	Consideration: \$180,000.00 Grantee: BOSSHARD, BRIAN 2 - BOSSHARD, MARY Municipality SOUTH CANAAN TOWNSHIP
Information: LOT G Grantor: DRAKE, DANIEL D Locations: Tax Map 1 - N/A	Consideration: \$200,000.00 Grantee: PUZA, CHARLES Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: WENTWORTH, KIMBERLY R Locations: Tax Map 1 - N/A	Consideration: \$261,000.00 Grantee: CONNOLLY, PATRICK 2 - CONNOLLY, SANDRA Municipality CLINTON TOWNSHIP 1
Information: Grantor: KOMINSKI, LON K JR 2 - KOMINSKI, SUEANN Locations: Tax Map 1 - N/A	Consideration: \$65,000.00 Grantee: MOYER, DAVID ANDREW 2 - MOYER, TERESA DEE Municipality SCOTT TOWNSHIP
Information: Grantor: ANNUNZIATO, PAULA C BY AF 2 - ANNUNZIATO, MICHAEL P JR AF Locations: Tax Map 1 - N/A	Consideration: \$700,000.00 Grantee: WRIGHT CENTER MEDICAL GROUP 2 - WRIGHT CENTER FOR COMMUNITY HEALTH Municipality PAUPACK TOWNSHIP
Information: Grantor: KESTREL GROUP LLC 2 - KESTREL GROUP L L C Locations: Tax Map 1 - N/A	Consideration: \$280,000.00 Grantee: MTC LANDING LLC 2 - M T C LANDING L L C Municipality TEXAS TOWNSHIP 3

Information: Grantor: LOT INVESTMENTS LLC 2 - LOT INVESTMENTS L L C Locations: Tax Map 1 - N/A	Consideration: \$8,000.00 Grantee: JULIAO, WALLAS BARRETO Municipality LAKE TOWNSHIP
Information: Grantor: LOT INVESTMENTS LLC 2 - LOT INVESTMENTS L L C Locations: Tax Map 1 - N/A	Consideration: \$8,000.00 Grantee: JULIAO, WALLAS BARRETO Municipality LAKE TOWNSHIP
Information: Grantor: LOT INVESTMENTS LLC 2 - LOT INVESTMENTS L L C Locations: Tax Map 1 - N/A	Consideration: \$8,000.00 Grantee: JULIAO, WALLAS BARRETO Municipality LAKE TOWNSHIP
Information: Grantor: HAUBRICH, FELIPE S Locations: Tax Map 1 - N/A	Consideration: \$8,000.00 Grantee: JULIAO, WALLAS BARRETO Municipality LAKE TOWNSHIP
Information: Grantor: HAUBRICH, FELIPE S Locations: Tax Map 1 - N/A	Consideration: \$8,000.00 Grantee: JULIAO, WALLAS BARRETO Municipality LAKE TOWNSHIP
Information: Grantor: LLOYD, CLEON 2 - LLOYD, ROSEMARY 3 - DEANGELIS, BETTY H Locations: Tax Map 1 - N/A	Consideration: \$143,000.00 Grantee: WATKINS, DANIEL 2 - WATKINS, JULIE HARGETT 3 - HARGETTWATKINS, JULIE Municipality STARRUCCA BOROUGH

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

July 27, 2026–July 31, 2026

Monday, July 27, 2026

9:00 AM

Fielding v. Wroblewski & WMH 214-2020-CV

Motions in Limine

Foley/Hill/ Doherty

9:30 AM

Teets v. Benedetto 185-2026-CP (Susquehanna County Case)

Contempt & Special Relief

Darmofal/Taylor

10:00 AM

Wright v. Wright 339-2022-DR

Sanctions

Bugaj/Pro Se

10:30 AM

Benton-Vitz v. Bronson 36-2023-DR

Sanctions & hearing on motion to transfer hearing from Hearing officer to
Judge

Bugaj/Rechner

11:30 AM

Houghton v. Neal 648-2022-DR

Contempt

Cali/Pro Se

1:00 PM

DRO De Novo & Contempt

DeNovo

78-2026-DR Jimenez v. Figueroa

Contest of Registration

Aguilar v. Orrego 208-2026-DR

1:30 PM

Commonwealth v. Chaput 39-2025-CR

Violation Hearing

DA/Burlein

Tuesday, July 28, 2026

9:00 AM

Garcia v. Garcia & Garrett v. Garcia 240-2019-DR

Custody Hearing

Verbitsky/Pro Se/Pro Se

Wednesday, July 29, 2026

9:00 AM
Central Court

9:00 AM
Lanza v. Martin 72-2021-DR
Custody Pre-Trial
Pro Se/ Pro Se

9:30 AM
Santana v. Hogan 327-2025-DR
Custody Hearing
Pro Se/ Martin

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court Graduation

Thursday, July 30, 2026

9:00 AM
Commonwealth v. Preyor-Marte 798-2026-MD
Hearing
DA/Brown

9:00 AM
Commonwealth Matters
ICC 16-2026-MD Harlos, Sean Burlein
ICC 193-2025-MD Masters, Jeremiah Tulaney
Plea 229-2025-CR Shema, Jackson Shrive
Sentencing 220-2025-CR Fowler, Matthew Shrive
Sentencing 320-2025-CR Glatz, William Zimmerman
Sentencing 112-2026-CR Seeley, Wayne Burlein
Sentencing 125-2026-CR Barford, Nathan Martin II
Sentencing 371-2021-CR Hook, Jason Burlein
GPs and BW Returns 256-2024-CR, 257-2024-CR, 258-2024-CR Anderson,
Chad Barr
Motion to Withdraw as counsel 310-2025-CR; 167-2025-MD Eckhart, Tony
Kemmerer
ICC 167-2025-MD Eckhart, Tony Kemmerer
Probation Violation 169-2025-CR Seeley, Wayne
Gagnon II 179-2023-CR Kille, Alex Zimmerman
ICC -2026-MD Perillo, Justin

11:00 AM
Summary Appeals
24 & 25-2026-SA Quinones, Jr., Carlos
34-2026-SA Shevlin, Michael

1:00 PM
Commonwealth Matters
ARD Revocation Hearing 40-2024-CR Witkowski, Kenneth Weed
Plea Hearing 154-2025-CR Correale, Teresa Weed
Plea Hearing 157-2026-CR Daly, Daniel Zimmerman
Plea Hearing 292-2025-CR Colmorgan, Victoria Zimmerman
Plea Hearing 267-2025-CR Conklin, Jason Zimmerman
Plea Hearing 51-2026; 140-2026-CR & 150-2026-CR Jacob, Tyler
Zimmerman
Plea Hearing 273-2025-CR Winding, Michael K. Martin
ARD Hearing 163-2026-CR Mejia, Fernando K. Martin
ARD Revocation 147-2025-CR O'Donnell, Jennifer Toczydlowski

2:00 PM
Commonwealth v. Utegg 96-2026-CR
Non-Jury Trial
DA/Parkins

Friday, July 31, 2026

9:00 AM
PFA
Shaffer v Shaffer 151-2026-DR Martin II/Warhola

10:00 AM
Commonwealth v. Potter 113-2026-CR
Habeas Corpus
DA/ D'Andrea

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

July 27, 2026–July 31, 2026

Monday, July 27, 2026

9:00 AM
In Re: J. B. 15-2026-JV
Contested Finding of Fact
DA/Collins

10:00 AM
In Re: A. R. 10-2026-JV
Delinquency & Disposition
DA/Rogan

10:30 AM
In Re: S.S. 66-2026-OCD
Hearing on Petition to Approve Minor's Compromise
Ohliger

1:30 PM
176 East v Woodlyn Shores 251-2025-CV
NJ trial
Brando/Bugaj

Tuesday, July 28, 2026

9:00 AM
Dependency
9:00 Permanency Review 12-2025-DP IN Re: H. F. Otway for
Anderson/Martin II/Collins
10:00 Permanency Review 24-2021-DP In Re: A. A. Otway for
Anderson/Martin II
10:30 Adjudication 11-2026-DP In Re: A. T. Anderson/Campbell/Moulton

9:30 AM
In Re: H. F. 17-2025-JV
Dispositional Review Hearing
DA/Martin II

1:30 PM
Sheriff v. Lyons 519-2020-DR
Custody Pre-Trial
Pro Se/ Pro Se

Friday, July 31, 2026

9:30 AM
Schneider v Kammeier 336-2024-cv
NJ trial
Bugaj/Weed

ARBITRATION ROOM CALENDAR

July 27, 2026–July 31, 2026

Friday, July 31, 2026

9:00 AM
Rosengrant v Rosengrant 153-2026-dr
Review (Gallagher)
Bugaj/Lermitte

9:30 AM
Hughes v Wood 177-2016-DR
Custody Conciliation (Gallagher)
Pro se/Farrell

10:00 AM
Lewis v. Kummerer 229-2026-DR
Conciliation Conference (Gallagher)
Pro Se/ Pro Se

10:30 AM
Duley v. Miller 484-2024-DR
Conciliation Conference (Gallagher)
Pro Se/Pro Se

11:00 AM
Kolhagen v. Rushing 240-2024-DR
Conciliation Conference (Gallagher)
Martin/Pro Se

11:30 AM
Weller v. Weller 237-2026-DR
Conciliation Conference (Gallagher)
Farrell/Pro Se

1:00 PM
Romanofski v. Covey 236-2024-DR
Conciliation Conference (Gallagher)
Pro Se/Cali

1:30 PM
Rake v. Ulrichs & Miller 241-2026-DR
Conciliation Conference (Gallagher)
Pro Se/Pro Se

2:00 PM
Reece v. Ward 102-2017-DR
Conciliation Conference (Gallagher)
Pro Se/ Pro Se

2:30 PM
Sconfienza v. Sconfienza 293-2020-DR
Divorce Conference (Gallagher)
Farrell/Pro Se



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