

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA

250 AMERICA **PA**
WAYNE COUNTY



September 4, 2026
Vol. 16, No. 28
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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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

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Matthew L. Meagher, *Judge*

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Jonathan J. Dunsinger

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Chris Rosler

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Chief Public Defender

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James Shook
Jocelyn Cramer

Treasurer

Brian T. Field

Recorder of Deeds, Register of Wills

Deborah Bates

Coroner

Edward Howell

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Carla Komar
Catherine Rickard
Robin Sampson

District Attorney's Office

PRESS RELEASE

PUBLIC ADVISORY

August 26, 2026

Wayne County District Attorney A.G. Howell in conjunction with Wayne County Sheriff Christopher Rosler are advising residents to remain alert following multiple reports of scams targeting members of the public.

Law Enforcement authorities in Wayne County have received multiple reports of telephone scams involving individuals impersonating members of the Wayne County Sheriff's Department. In these scams, callers falsely claim that the victim has an outstanding arrest warrant because they missed jury duty and may face arrest unless immediate payment is made. These calls are fraudulent. Legitimate law enforcement agencies will not demand payment over the telephone in order to prevent an arrest or resolve an alleged arrest warrant.

Residents are reminded to be especially cautious when receiving unsolicited calls demanding money, personal information, banking information, gift cards, cryptocurrency, or other forms of payment.

Warning Signs of a Scam:

Residents should be suspicious if a caller:

- Claims you have an arrest warrant or pending criminal matter and demands immediate payment.
- Threatens you with arrest, prosecution, or other legal consequences if you do not pay.
- Demands payment by gift card, cryptocurrency, wire transfer, cash-transfer applications, or other unusual methods.
- Requests your Social Security number, banking information, credit card information or other sensitive information.
- Creates a sense of urgency and refuses to allow you time to independently verify the information.
- Claims to be a law enforcement officer but refuses to provide information that can be verified.

If you receive a suspicious call, do not provide personal or financial information and do not send money. Instead, end the call and independently

contact the agency the caller claims to represent using a verified telephone number.

The public should also be aware that real estate-related fraud continues to be a significant concern. Criminals use publicly available property information, emails, telephone calls, fraudulent documents, or impersonation to target property owners, buyers, sellers, and others involved in real estate transactions.

Residents should exercise additional caution when:

- Receiving unexpected requests to change money wiring or payment instructions.
- Being asked to send money to a new or unfamiliar account.
- Receiving unexpected emails or communications concerning the sale, transfer, or refinancing of property.
- Being pressured to act immediately on a real estate transaction.
- Receiving documents or requests that appear unusual or inconsistent with previous communications.
- Being contacted by someone claiming to represent a title company, attorney, real estate agent, financial institution, or government agency and requesting sensitive information or payment.

Before transferring funds in connection with a real estate transaction, independently verify the instructions by contacting the appropriate attorney, title company, financial institution, or real estate professional using a known and trusted telephone number. Do not rely solely on contact information contained in an unexpected email or text message.

Anyone who believes they have received a fraudulent call or has been the victim of a scam is encouraged to report the incident to their local police department and/or Pennsylvania State Police and when appropriate, the financial institution involved.

Wayne County District Attorney A.G. Howell and Wayne County Sheriff Christopher Rosler urge residents to remain vigilant, protect their personal and financial information, and remember - legitimate law enforcement will not demand payment over the phone to make an arrest warrant disappear.

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 Ernesto G. Ramirez
AKA Ernesto Ramirez and Ernesto George Ramirez
Late of Texas Township
EXECUTOR
Christopher J. Ramirez
54 Stony Pine Road
Honesdale, PA 18431
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

9/4/2026 • 9/11/2026 • 9/18/2026

EXECUTOR'S NOTICE

ESTATE OF Frank R. Paradise
a/k/a Frank Paradise, late of Scott Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Michele Paradise a/k/a Michele G. Paradise, of 5 Doremus Lane, Montague, NJ 07827. Ethan C.

Wood, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for the Estate.

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Notice is hereby given that Letters Administration - CTA have been granted in the Estate of Eugene P. Vanker, aJk/a Eugene Vanker, late of Damascus Township, Wayne County, Pennsylvania, who died on February 18, 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 Richard B. Henry, Esquire, Administrator, or to Woodrow A. Martin, Esquire, Attorney for the Estate, clo 1105 Court Street, Honesdale, PA 18431.

Woodrow A. Martin, Esquire
Attorney ID No. 333406
1105 Court Street
Honesdale, PA 18431
570-253-7991

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Patricia L. Kirkland, deceased of Texas Township, Wayne County, Pennsylvania. Letters of Administration on the

above Estate having been granted to Christine A. Rivera, a/ k/ a Christine Rivera, Administrator, all persons indebted to the said Estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 8 Silk Mill Drive, Suite 215, Hawley, Pennsylvania 18428.

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Stephen Ross Moulton
AKA Stephen R. Moulton
Late of Dyberry Township
EXECUTOR
Mary Judith Moulton
952 Bethany Turnpike
Honesdale, PA 18431

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Estate of Timothy S. Phillips
AKA Timothy Phillips, Tim
Phillips
Late of Paupack Township
ADMINISTRATOR
Jennifer Wieand
PO Box 425
Center Valley, PA 18034

9/4/2026 • 9/11/2026 • 9/18/2026

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Jeremy Willett, Executor of the Estate of John Paul Willett, late of Wayne County, Damascus,

Pennsylvania, who died on July 2, 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 Executor, Jeremy Willett, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Patricia Ann Schaefer
AKA Patricia A. Schaefer, Patricia
Schaefer, Patricia Nanopoulos
Late of Bethany Borough
EXECUTOR
William B. Schaefer
2 Old Wayne Street
Bethany, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Kenneth P. Stoner
AKA Kenneth Stoner
Late of Lake Township
EXECUTOR
Sherry L. Swoyer
126 Circle Road
Lake Ariel, PA 18436
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of John L. Manger
AKA John Louis Manger, John
Manger
Late of Lebanon Township
EXECUTOR
Walter Wagner
1873B Hancock Highway
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Estate of Allan R. O'Dell
AKA Allan R. O'Dell, Sr., Allan
O'Dell
Late of Dyberry Township
EXECUTOR
Pamela Jean Felter
1591 Dittmer Circle SE
Palm Bay, FL 32909
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

8/28/2026 • 9/4/2026 • 9/11/2026

NOTICE

THE ESTATE OF JILL C.
CAMPANA, deceased, late of
Paupack Township, Wayne County,
Pennsylvania.

LETTERS TESTAMENTARY
in the above named estate having
been granted on July 13, 2026, all
persons and/or entities indebted to
the estate are requested to make
immediate payment, and all those

having claims against the estate are
directed to present the same
without delay to the undersigned or
their attorney within four months
from the date of this notice. Direct
all payments or claims to:

S.R.A.L.K.
2573 Route 6
Hawley, PA 18428
570-226-6229

8/28/2026 • 9/4/2026 • 9/11/2026

ESTATE NOTICE

Notice is hereby given that Letters
Testamentary have been granted to
Mark R Zimmer, Executor of the
Estate of Ingrid Warshaw, late of
Wayne County, Shohola,
Pennsylvania, who died on June
10, 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 Executor,
Mark R Zimmer, Esquire, 1133
Main Street, Honesdale, PA 18431.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of John A. Gagliardo
Late of Salem Township
ADMINISTRATOR
Lucille Lestingi
1561 Peach Tree Lane
Warrington, PA 18976
ATTORNEY
Marvin H. Gold, Esquire
237 S. York Road
Hatboro, PA 19040

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of Michele J. Pritzlaff, late of Waymart, Wayne County, PA., Date of death May 6, 2026. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street; Honesdale, PA 18431.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Alan T. Haigh, Deceased. Late of Salem Twp., Wayne, PA. D.O.D. 4/21/26. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to George M. Haigh (a/k/a George Michael Haigh) & Michael B. Haigh (a/k/a Michael Brian Haigh), Administrators, c/o Laura M. Mercuri, Esq., 104 N. York Rd., Hatboro, PA 19040. Atty.: Laura M. Mercuri, Duffy North, 104 N. York Rd., Hatboro, PA 19040.

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that, Letters of Administration have been issued in the Estate of Wanda Sykula, who died on April 16, 2026, late resident of Hawley, Pennsylvania, to Marzenna Konieczna, Administrator of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Marzenna Konieczna, Administrator, c/o Howell Moran PLLC, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that, Letters Testamentary have been issued in the Estate of Margot Anita Rieger, a/k/a Margot A. Rieger, a/k/a Margot Rieger, who died on October 1, 2025, late resident of Hawley, Pennsylvania, to Denise Rieger, a/k/a Denise Anita Rieger, a/k/a Denise DeLuca, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Denise Rieger, a/k/a Denise Anita Rieger, a/k/a Denise DeLuca, Executrix, c/o Howell Moran PLLC, Attorney

for the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of Patricia Ann Donegan
AKA Patricia A. Donegan
Late of Dreher Township
CO-EXECUTOR
Patricia A. Kiernan
42-47 147 Street
Flushing, NY 11355
CO-EXECUTOR
Barbara L. Otting
17 Zurich Drive
New Foundland, PA 18445

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

In the Estate of Patricia A.
Sporer, of Cherry Ridge Township,
Wayne County, Commonwealth of
Pennsylvania.

Letters of Testamentary in the
above estate have been granted to
Jay Richard Sporer AKA Jay R.
Sporer. 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

8/21/2026 • 8/28/2026 • 9/4/2026

ESTATE NOTICE

Estate of Joseph T. Wojie
Late of Lake Township
EXECUTOR
Joseph D. Wojie, AKA Joseph
Donalbain Wojie, Jr.
9 W Spring Garden Street
Palmyra, NJ 08065
ATTORNEY
Michael D. Walker, Esq.
PO Box 747
Hamlin, PA 18427

8/21/2026 • 8/28/2026 • 9/4/2026

NOTICE OF FILING OF SHERIFF'S SALES

*Individual Sheriff's Sales can be can-
celled 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 SEPTEMBER 23, 2026

By virtue of a writ of Execution
instituted by: US Bank Trust
National Association, Not In It's
Individual Capacity But Solely As
Owner Trustee For RCF 2
Acquisition Trust issued out of the
Court of Common Pleas of Wayne
County, to me directed, there will

be exposed to Public Sale, on Wednesday the 23rd day of September, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a point in line of lands of the former Grantors of Ribitzki, this point being in a stone wall two hundred ninety-nine and eighty-seven one hundredths (299.87') feet Southwest from the intersection of stone walls, said intersection being the accepted common corner of the former Grantor, Ribitzki and Brussels; thence along Ribitzki and a stone wall South thirty-eight (38°) degrees forty-seven (47) minutes twenty (20) seconds West six hundred seventy-five and forty-nine one hundredths (675.49') feet to an iron pipe corner, thence through lands now or formerly of Lapka and South of a tree row and stone wall North fifty-eight (58°) degrees thirty-seven (37) minutes forty (40) seconds West four hundred forty-one and sixty-nine one hundredth (441.69') feet to an iron pipe corner in a stone pile along the Easterly ledge of a farm lane; thence along the West side of a stone wall through lands of Lapka North thirty-eight (38°)

degrees forty-seven (47) minutes twenty (20) seconds East seven hundred thirty-two and sixty-three one hundredths (732.63') feet to an iron pipe corner, thence South fifty-one (51°) degrees eleven (11) minutes forty (40) seconds East four hundred thirty-eight (438') feet to the place of BEGINNING.

CONTAINING therein seven and eight on hundredths (7.08) acres as surveyed by M.R. Zimmer & Associates in October, 1972. All bearings are on an assumed true meridian. A map of the survey is recorded in the Wayne County Map Book No. 20, Page 16.

Parcel Number: 05-0-0262-0060.-

Property Address: 169 Ridge Lake Drive, Honesdale, PA 18431

BEING the same premises which Martin Haeussler by Deed dated May 16, 2003 and recorded in the Office of Recorder of Deeds of Wayne County on May 16, 2003 at Book 2233, Page 293 granted and conveyed unto Patrick N. Salvatoriello.

Seized and taken in execution as property of:
Patrick N. Salvatoriello
169 Ridge Lake Drive
HONESDALE PA 18431

Execution No. 182-Civil-2026
Amount Due:\$148,040.88
Plus additional costs

July 9, 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.

8/28/2026 • 9/4/2026 • 9/11/2026

**SHERIFF'S SALE
SEPTEMBER 23, 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 23rd day of September, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL those certain pieces or parcels of land situated in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

PARCEL ONE: BEGINNING at a point in the northern line of Thirteenth Street, at a point one hundred and forty feet westerly along the northern line of Thirteenth Street, from the northwest corner of Main and Thirteenth Streets; thence by the Northerly line of Thirteenth Street Westerly thirty-six (36) feet to a corner in the Northerly line of Thirteenth Street; thence north along other lands of the first party on a line parallel with the westerly line of Main Street, one hundred and seventy-six (176) feet distant therefrom, one hundred (100) feet to a corner on lands of the said first parties; thence easterly by lands parallel with the north line of Thirteenth Street and one hundred (100) feet distant therefrom along other lands of the first parties and the southerly line of land of John Krantz thirty-six (36) feet to the Northwest corner of land sold by the first parties to Nettie G. and John Haggerty; thence southerly on a line parallel with the westerly line of Main Street and along the line of land of said Nettie G. and John Haggerty, one hundred (100) feet to the place of BEGINNING.

Being a lot thirty-six feet wide in front and rear, and one hundred feet deep. CONTAINING thirty-six hundred square feet of land.

PARCEL TWO: BEGINNING at a point in the Northern line of Thirteenth Street at a point one hundred and seventy-six (176) feet Westerly along the Northern line of Thirteenth Street from the Northwest corner of Main and Thirteenth Streets; thence by the Northerly line of Thirteenth Street, Westerly two (2) feet; thence at right angles to the Northerly line of Thirteenth Street in a Northerly direction one hundred (100) feet to a corner; thence in an Easterly direction on a line parallel with the Northern line of Thirteenth Street two (2) feet to a corner; thence in a Southerly direction on a line parallel with the Westerly line of Main Street one hundred (100) feet to the place of BEGINNING. COMPRISING two hundred (200) square feet to be the same more or less.

The Grantors herein assign unto the Grantees herein, all of the rights and privileges and subject to all the reservations and restrictions as fully set forth in that certain Agreement dated September 23, 1958, between Fred B. Moser and Margaret C. Moser, his wife, and Francis Firmstone and Ruth Firmstone, his wife, which Agreement is duly recorded in Wayne County Deed Book 200 at page 530 and the assignment binds the respective heirs, successors, administrators and assigns of the respective parties.

BEING the same premises which Susan Heinicke by Deed dated December 21, 2002 and recorded

in the Official Records of Wayne County on January 3, 2023 in Deed Book Volume 6259, Page 336, as Instrument 202300000031 granted and conveyed unto Jessica Tavarez.

Tax Map #: 11-0-0003-0146.-

Address being known as: 411 13th Street, Honesdale, PA 18431

Seized and taken in execution as property of:

Jessica Tavarez
411 13th Street
HONESDALE PA 18431

Execution No. 194-Civil-2026

Amount Due: \$271,401.42

Plus additional costs

July 16, 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.**

Timothy A. Cirino Esq.

8/28/2026 • 9/4/2026 • 9/11/2026

**SHERIFF'S SALE
SEPTEMBER 23, 2026**

By virtue of a writ of Execution instituted by: M & T Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 23rd day of September, 2026 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING for a point in the center of a public road, said point being the easterly most corner of the premises herein described; thence along the center of said public road, South 60 degrees 07 minutes 31 seconds West a distance of 137.75 feet to a point; thence leaving the center of said public road, North 29 degrees 29 minutes 44 seconds West a distance of 233.37 feet to a point; thence North 32 degrees 00 minutes 13 seconds East a distance of 171.31 feet to a point; thence South 67 degrees 31 minutes 15 seconds East a distance of 102.68 feet to a point; and

thence South 11 degrees 29 minutes 05 seconds East a distance of 245.97 feet to the point or place of BEGINNING.

TITLE TO SAID PREMISES
VESTED IN Charles L. Elder, by Deed from June A. Hummel, dated May 20, 2010, recorded May 26, 2010, instrument number 201000005539. The said Charles L. Elder departed this life on October 30, 2024...

Tax Parcel No: 22-0-0056-0007.-

Premises known as: 439 Ledgesdale Road, Lake Ariel, PA 18436
Seized and taken in execution as property of: Ryan C. Elder aka Ryan Charles Elder, in his capacity as Executer and Devisee of the Estate of Charles L. Elder aka Charles Lee Elder, Deceased 221 N. Williamson Road BLOSSBURG PA 16912 United States Attorney for the Middle District of Pennsylvania Suite 309, Federal Building Washington & Linden Streets Scranton PA 18501

Execution No. 578-Civil-2025
Amount Due: \$103,620.30
Plus additional costs

July 16, 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.
Jared M Greenberg Esq.

8/28/2026 • 9/4/2026 • 9/11/2026

CIVIL ACTIONS FILED

*FROM AUGUST 8, 2026 TO AUGUST 14, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2006-20485	HOWELL WAYNE ANTHONY	8/21/2026 2:15	SATISFACTION	—
2006-21052	DERENZO ALFRED	8/18/2026 10:12	SUGGESTION NON PYMT	—
2006-21052	DERENZO BRENDA	8/18/2026 10:12	SUGGESTION NON PYMT	—
2006-21052	WENZEL MICHAEL	8/18/2026 10:12	SUGGESTION NON PYMT	—
2006-21670	PICCIOTTO FRANK S JR	8/18/2026 10:08	SUGGESTION NON PYMT	—
2013-20862	BLAYLOCK EMILIE	8/19/2026 1:57	SATISFACTION	—
2015-20432	BLAYLOCK EMILIE	8/19/2026 1:57	SATISFACTION	—
2015-20908	HAVENSTRITE KEITH ROBERT	8/19/2026 1:57	SATISFACTION	—
2015-20912	HAVENSTRITE KEITH R	8/19/2026 1:57	SATISFACTION	—
2015-20936	HAVENSTRITE KEITH R	8/19/2026 1:57	SATISFACTION	—
2021-00392	FERNANDEZ MIRIAM	8/20/2026 11:12	SATISFACTION	—
2021-20766	LAABS TIMOTHY	8/17/2026 2:29	WRIT OF EXECUTION	13,415.22
2021-20766	WAYNE BANK GARNISHEE	8/17/2026 2:29	GARNISHEE/WRIT EXEC	13,415.22
2022-20382	MILLER LEE	8/20/2026 3:41	SATISFACTION	—
2023-00562	ZABLOCKY EXCAVATING LLC	8/18/2026 1:39	JGMT/ARBITRATION AWD	20,000.00
2024-00439	WENZEL TAYLAN	8/19/2026 10:02	VERDICT/JUDG	20,000.00
2024-00439	KARAKAS SEYLAN	8/19/2026 10:02	VERDICT/JUDG	20,000.00
2024-20291	HNATKO DANIEL JAMES	8/21/2026 2:16	SATISFACTION	—
2024-20305	RATH KEVIN	8/17/2026 3:14	SATISFACTION	67,877.35
2024-20305	RATH MOLLIE	8/17/2026 3:14	SATISFACTION	67,877.35
2024-20402	HAVENSTRITE KEITH RO JR	8/19/2026 1:57	SATISFACTION	—
2024-20619	B&E SCOOPS LLC	8/21/2026 8:23	SATISFACTION	—
2024-20719	HAVENSTRITE KEITH	8/19/2026 1:57	SATISFACTION	—
2025-00662	GRUVER KEENAN S	8/17/2026 12:26	JGMT/ARBITRATION AWD	6,210.98
2025-00669	MANETTI BARBARA	8/17/2026 2:03	SATISFACTION	—
2025-20320	BABILINE LLC	8/20/2026 3:41	SATISFACTION	—
2025-20528	BOOTH MICHAEL JOHN	8/21/2026 12:19	WRIT OF SCIRE FACIAS	—

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

2025-20753 KOWALCHIK GAIL A	8/17/2026 1:03 WRIT OF EXECUTION	—
2025-20753 WELLS FARGO BANK GARNISHEE	8/17/2026 1:03 WRIT OF EXECUTION	—
2025-20813 BARBOUR KATHERINE LESLIE	8/19/2026 11:28 WRIT OF EXECUTION	—
2026-00021 ARNE RICHARD JR	8/20/2026 11:24 VACATE JUDGMENT	—
2026-00405 LANG PAUL	8/21/2026 11:42 JUDGMENT/STIPULATION	27,224.48
2026-00425 GU GANG	8/18/2026 1:45 JUDGMENT STRICKEN	—
2026-00425 CUI CAN	8/18/2026 1:46 JUDGMENT STRICKEN	—
2026-00425 KML LAW GROUP P C	8/18/2026 1:46 JUDGMENT STRICKEN	—
2026-00425 NATIONAL DEED NETWORK INC	8/18/2026 1:46 JUDGMENT STRICKEN	—
2026-00425 SOLTZ JENNIFER	8/18/2026 1:46 JUDGMENT STRICKEN	—
2026-00444 BRANNEN JOSEPH	8/17/2026 12:40 CONSENT JUDGMENT	6,738.39
2026-20133 KREMPASKY BENJAMIN JOSEPH	8/19/2026 1:58 SATISFACTION	—
2026-20621 MORRIS DEANA	8/17/2026 8:21 TAX LIEN	636.11
2026-20622 VASAPOLLI JOSEPH	8/17/2026 8:22 TAX LIEN	636.11
2026-20623 TWO GUYS FROM ITALY	8/17/2026 9:49 JP TRANSCRIPT	11,183.95
2026-20624 BONTEMPO GERALDO D	8/17/2026 2:51 MUNICIPAL LIEN	694.15
2026-20625 BONTEMPO GERALDO D	8/17/2026 3:03 MUNICIPAL LIEN	694.15
2026-20626 DECKER EMILEE	8/19/2026 11:03 JP TRANSCRIPT	2,210.65
2026-20627 BARFORD NATHAN WILLIAM	8/19/2026 1:57 JUDGMENT	1,861.09
2026-20628 MURPHY JAMES	8/20/2026 9:45 JP TRANSCRIPT	1,132.25
2026-20629 SNIGAR ASHLEY N	8/20/2026 1:14 JP TRANSCRIPT	7,219.53
2026-20630 SHANKWEILER SHIELA	8/20/2026 1:54 JP TRANSCRIPT	4,532.36
2026-20631 VADOVSKY BOBBI LEIGH	8/20/2026 2:29 JP TRANSCRIPT	1,937.54
2026-20632 REESE WILLIAM	8/20/2026 3:20 JP TRANSCRIPT	8,952.65
2026-20633 SOTO JELIZ LISSET	8/20/2026 3:50 MUNICIPAL LIEN	943.19
2026-20634 BEACH LAKE AUTO BODY LLC	8/21/2026 8:44 TAX LIEN	3,439.28
2026-20635 CREWE THOMAS C JR	8/21/2026 8:45 TAX LIEN	34,213.74
RESPONSIBLE PARTY OF		
2026-20635 BURGER SHACK	8/21/2026 8:45 TAX LIEN	34,213.74
2026-20636 FOUR SUNS FITNESS CENTER LLC	8/21/2026 8:45 TAX LIEN	2,096.64
2026-20637 CREWE DEIDRA JEAN	8/21/2026 8:45 TAX LIEN	34,213.74
RESPONSIBLE PARTY OF		
2026-20637 BURGER SHACK	8/21/2026 8:45 TAX LIEN	34,213.74
2026-20638 RUTLEDGE RONALD G	8/21/2026 8:45 TAX LIEN	4,908.72
2026-20639 1715 SANDERSON LLC	8/21/2026 8:45 TAX LIEN	3,231.67
2026-20640 RENEHAN JAMES M	8/21/2026 9:23 REDEMPTION CTF	6,716.77
2026-20641 CURRAN KAREN D	8/21/2026 11:58 MUNICIPAL LIEN	3,995.80
2026-20642 RIEMAN SHAUN DAVID	8/21/2026 2:15 JUDGMENT	5,235.32
2026-40029 GOULD JIM OWNER	8/20/2026 12:46 MECHANICS LIEN CLAIM	18,669.18
2026-40029 GOULD DIANE OWNER	8/20/2026 12:46 MECHANICS LIEN CLAIM	18,669.18

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00531	CAPITAL ONE NA	PLAINTIFF	8/20/2026	—
	SUCCESSOR BY MERGER DISCOVER			
2026-00531	JUICE BROOK J	DEFENDANT	8/20/2026	—
2026-00532	CAPITAL ONE N A	PLAINTIFF	8/20/2026	—
	SUCCESSOR BY MERGER DISCOVER			
2026-00532	WILLIAMS CHRISTINE M	DEFENDANT	8/20/2026	—

2026-00535 JPMORGAN CHASE BANK N A	PLAINTIFF	8/21/2026	—
2026-00535 SOLTIS JARED M	DEFENDANT	8/21/2026	—
2026-00536 JPMORGAN CHASE BANK N A	PLAINTIFF	8/21/2026	—
2026-00536 GIBBS DAVID F JR	DEFENDANT	8/21/2026	—
2026-00537 JPMORGAN CHASE BANK N A	PLAINTIFF	8/21/2026	—
2026-00537 DUTTON TRACY	DEFENDANT	8/21/2026	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00524	NET BANK NA	PLAINTIFF	8/17/2026	—
2026-00524	MILLER CASSIDY C	DEFENDANT	8/17/2026	—
2026-00526	WESTLAKE SERVICES LLC	PLAINTIFF	8/17/2026	—
	D/B/A WESTLAKE FINANCIAL SERV			
2026-00526	FELDMAN MATTHEW	DEFENDANT	8/17/2026	—
2026-00530	AMERICAN BUILDERS AND	PLAINTIFF	8/20/2026	—
	CONTRACTORS SUPPLY CO D/B/A			
2026-00530	STRATUS ROOFING & GUTTER	DEFENDANT	8/20/2026	—
	SYSTEMS LLC			
2026-00534	PORTFOLIO RECOVERY ASSOCIATES	PLAINTIFF	8/20/2026	—
	LLC			
2026-00534	YAMAMOTO KATIE	DEFENDANT	8/20/2026	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00527	POCONO SPRINGS CIVIC ASSOC INC	PLAINTIFF	8/19/2026	—
2026-00527	2310 WOODCREST LLC	DEFENDANT	8/19/2026	—
2026-00533	POCONO SPRINGS CIVIC ASSOC INC	PLAINTIFF	8/20/2026	—
2026-00533	FRANCIS TATIANNA	DEFENDANT	8/20/2026	—

MISCELLANEOUS— DECLARATORY JUDGMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00525	PERKINS POND ROAD SOLAR 1 LLC	PLAINTIFF	8/17/2026	—
2026-00525	BERLIN TOWNSHIP BOARD OF	DEFENDANT	8/17/2026	—
	SUPERVISORS			

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00528	TRAILER	PETITIONER	8/19/2026	—
	VIN #53PFB0B198P220616			
2026-00528	TAFEL VIKTOR	PETITIONER	8/19/2026	—
2026-00528	COMMONWEALTH OF PENNSYLVANIA	RESPONDENT	8/19/2026	—
	DEPARTMENT OF TRANSPORTATION			

TORT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2026-00529	WARDLOW JUSTIN	PLAINTIFF	8/20/2026	—
2026-00529	PLEVYAK CHARLENE (W/S)	PLAINTIFF	8/20/2026	—
2026-00529	TAVOLINE SCOTT	DEFENDANT	8/20/2026	—
2026-00529	TAVOLINE ANNA	DEFENDANT	8/20/2026	—
2026-00529	COSTA DALIA	DEFENDANT	8/20/2026	—

MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 10, 2026 TO AUGUST 14, 2026
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 150,000.00 Mortgagor: ONE ONE NINE DAVITT ROAD LLC 2 - ONE ONE NINE DAVITT ROAD L L C Locations: Tax Map 1 - N/A	Consideration: \$150,000.00 Mortgagee: DIME BANK Municipality CANAAN TOWNSHIP
Information: 70,000.00 Mortgagor: SHIMKOSKY, DAVID 2 - SHIMKOSKY, CHERYL L Locations: Tax Map 1 - N/A	Consideration: \$70,000.00 Mortgagee: PENTAGON FEDERAL CREDIT UNION Municipality WAYMART BOROUGH
Information: 303,200.00 Mortgagor: CASTALDI, JOSEPH ANTHONY Locations: Tax Map 1 - N/A	Consideration: \$303,200.00 Mortgagee: PLANET HOME LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CLINTON TOWNSHIP 2
Information: 200,000.00 Mortgagor: BRINDLE, PAUL J Locations: Tax Map 1 - N/A	Consideration: \$200,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 55,000.00 Mortgagor: MARTIN, STEVEN R 2 - MARTIN, KAREN A Locations: Tax Map 1 - N/A	Consideration: \$55,000.00 Mortgagee: DIME BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 175,000.00 Mortgagor: ORDNUMUNG, MARK A 2 - ORDNUMUNG, STEPHANIE A Locations: Tax Map 1 - N/A	Consideration: \$175,000.00 Mortgagee: DIME BANK Municipality CHERRY RIDGE TOWNSHIP
Information: 140,000.00 Mortgagor: MINNICK, ROBERT 2 - MINNICK, SAMANTHA Locations: Tax Map 1 - N/A	Consideration: \$140,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 100,000.00 Mortgagor: WHITMORE, BRIANNA Locations: Tax Map 1 - N/A	Consideration: \$100,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
Information: 700,000.00 Mortgagor: TWO TWO SEVEN TERRACE ST LLC 2 - TWO TWO SEVEN TERRACE ST L L C Locations: Tax Map 1 - N/A	Consideration: \$700,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 700,000.00 Mortgagor: SEVEN ZERO FIVE COCHECTON TURNPIKE LLC 2 - SEVEN ZERO FIVE COCHECTON TURNPIKE L L C Locations: Tax Map 1 - N/A	Consideration: \$700,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP

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

Information: 147,800.00 Mortgagor: ONE SEVEN NINE SEVEN ONE SEVEN NINE NINE N MAIN ST LLC 2 - ONE SEVEN NINE SEVEN ONE SEVEN NINE NINE N MAIN ST L L C Locations: Tax Map 1 - N/A	Consideration: \$147,800.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 200,000.00 Mortgagor: FITZSIMMONS, MATTHEW 2 - FITZSIMMONS, KERRIE Locations: Tax Map 1 - N/A	Consideration: \$200,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 558,000.00 Mortgagor: YOUNG, DONELL JR 2 - SURA, SABINA Locations: Tax Map 1 - N/A	Consideration: \$558,000.00 Mortgagee: FIRST NATIONAL BANK OF PA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 245,000.00 Mortgagor: REINERT, MATTHEW 2 - REINERT, TAHLIA 3 - REINERT, SCOTT A 4 - REINERT, MICHELE Locations: Tax Map 1 - N/A	Consideration: \$245,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 67,000.00 Mortgagor: HALLORAN, KATHERINE Locations: Tax Map 1 - N/A	Consideration: \$67,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HAWLEY BOROUGH
Information: 13,324.31 Mortgagor: ROBERTS, TERRY L JR Locations: Tax Map 1 - N/A	Consideration: \$13,324.31 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality TEXAS TOWNSHIP 1 & 2
Information: 16,415.61 Mortgagor: GIANCARLI, DAVID G Locations: Tax Map 1 - N/A	Consideration: \$16,415.61 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality MOUNT PLEASANT TOWNSHIP
Information: 505,500.00 Mortgagor: DIMMICK, DAVID E 2 - DIMMICK, SUSAN C Locations: Tax Map 1 - N/A	Consideration: \$505,500.00 Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 505,500.00 Mortgagor: DIMMICK, DAVID E 2 - DIMMICK, SUSAN C Locations: Tax Map 1 - N/A	Consideration: \$505,500.00 Mortgagee: FEDERAL HOUSING COMMISSIONER Municipality LAKE TOWNSHIP
Information: 25,000.00 Mortgagor: CONREY, JAMES FRANCIS 2 - CONREY, BERNADETTE TERESA Locations: Tax Map 1 - N/A	Consideration: \$25,000.00 Mortgagee: WAYNE BANK Municipality MOUNT PLEASANT TOWNSHIP
Information: 224,852.00 Mortgagor: BLAKESLEY, ADAM 2 - REID, SAVANNAH Locations: Tax Map 1 - N/A	Consideration: \$224,852.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP

Information: 279,000.00 Mortgagor: MACKLE, JAKOB	Consideration: \$279,000.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 3 - VETERANS UNITED HOME LOANS
Locations: Tax Map 1 - N/A	Municipality WAYMART BOROUGH
Information: 500,000.00 Mortgagor: WIGGINS, JASON	Consideration: \$500,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Tax Map 1 - N/A	Municipality STERLING TOWNSHIP
Information: 100,000.00 Mortgagor: WIGGINS, JASON	Consideration: \$100,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: Tax Map 1 - N/A	Municipality STERLING TOWNSHIP
Information: 44,191.00 Mortgagor: PODUNAJEC, STEPHEN	Consideration: \$44,191.00 Mortgagee: HOMETAP HOMEOWNERSHIP SOLUTIONS
Locations: Tax Map 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: 67,946.00 Mortgagor: EVANS, JAMES C 2 - EVANS, KIMBERLY A	Consideration: \$67,946.00 Mortgagee: UNLOCK PARTNERSHIP SOLUTION AOONE INC 2 - UNLOCK PARTNERSHIP SOLUTION A0 ONE INC
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: 427,500.00 Mortgagor: GODDARD, WHITNEY SUE 2 - FREEMAN, WILLIAM JACOB	Consideration: \$427,500.00 Mortgagee: NET FEDERAL CREDIT UNION
Locations: Tax Map 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: 732,000.00 Mortgagor: SCHIFMAN, REBECCA S 2 - SCHIFMAN, MICHAEL	Consideration: \$732,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: 100,000.00 Mortgagor: SANCHEZ, MARIA E 2 - SANCHEZ, ALBERTO	Consideration: \$100,000.00 Mortgagee: TD BANK 2 - T D BANK
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: 360,000.00 Mortgagor: FISCHER, ROBERT 2 - FISCHER, JOY	Consideration: \$360,000.00 Mortgagee: CITIZENS SAVINGS BANK
Locations: Tax Map 1 - N/A	Municipality DREHER TOWNSHIP
Information: 435,000.00 Mortgagor: SOLOMON, SHANNA 2 - SOLOMON, RICHARD PAUL JR	Consideration: \$435,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: Tax Map 1 - N/A	Municipality SOUTH CANAAN TOWNSHIP

DEEDS

Information: LOT 3448 Grantor: FOX, THOMAS R	Consideration: \$12,000.00 Grantee: SJJJ FAMILY TRUST 2 - S J J J FAMILY TRUST 3 - SCHUTTEVAER, SABINA TR
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 134 Grantor: ALBRIGHT, ARLAN R 2 - ALBRIGHT, DIANE	Consideration: \$250,000.00 Grantee: RODRIGUEZ, RICHARD 2 - RODRIGUEZ, CHRISTINE
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 11 Grantor: BRUNO, LUCILLE M	Consideration: \$339,000.00 Grantee: WALTERS, HEATHER LEE 2 - SKURJUNIS, COURTNEY M
Locations: Tax Map 1 - N/A	Municipality DREHER TOWNSHIP
Information: Grantor: CALI, MICHAEL Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: BISCARDI, ANTHONY Municipality MANCHESTER TOWNSHIP
Information: LOT 2 Grantor: SARGENT, FRANK R JR	Consideration: \$16,000.00 Grantee: LIPTAK, ASHLEY 2 - PROVENZANO, ELL IDE
Locations: Tax Map 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: Grantor: ARMELLINO, JOE 2 - ARMELLINO, ANN	Consideration: \$8,000.00 Grantee: IRIZARRY, JOSEPH F JR 2 - IRIZARRY, MARIE
Locations: Tax Map 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: LOT 1 Grantor: SHIELDS, JAMES V 2 - SHIELDS, ELIZABETH A	Consideration: \$708,500.00 Grantee: SEVEN ZERO FIVE COCHECTON TURNPIKE
Locations: Tax Map 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: GILLWAY LOCHRY LLC 2 - GILLWAY LOCHRY L L C	Consideration: \$184,800.00 Grantee: ONE SEVEN NINE SEVEN ONE SEVEN NINE NINE N MAIN ST LLC 2 - ONE SEVEN NINE SEVEN ONE SEVEN NINE NINE N MAIN ST L L C
Locations: Tax Map 1 - N/A	Municipality HONESDALE BOROUGH
Information: Grantor: ANGIULO, NICHOLAS	Consideration: \$115,000.00 Grantee: BILLY RAY & LEWIS REAL ESTATE LLC 2 - BILLY RAY & LEWIS REAL ESTATE L L C
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 308 Grantor: KING, JOHN F EST 2 - KING, JENNIFER EXR	Consideration: \$1.00 Grantee: KING, JENNIFER
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: Grantor: PASSARELLI, VINCENT 2 - PASSARELLI, ENZA	Consideration: \$435,000.00 Grantee: REINERT, MATT 2 - REINERT, TAHLIA 3 - REINERT, SCOTT 4 - REINERT, MICHELE
Locations: Tax Map 1 - N/A	Municipality PAUPACK TOWNSHIP

Information: LOT 3953 Grantor: FERREIRA, RICHART S Locations: Tax Map 1 - N/A	Consideration: \$10,000.00 Grantee: MUNIZ, MICHELLY ASSUNCAO Municipality LAKE TOWNSHIP
Information: Grantor: DUFFY, CYNTHIA M Locations: Tax Map 1 - N/A	Consideration: \$129,900.00 Grantee: LINDENMUTH, CONSTANCE 2 - LINDENMUTH, ERIC Municipality TEXAS TOWNSHIP 1 & 2
Information: LOT 258 Grantor: THOMAS MARKS TRUST 2 - THERESE MARKS TRUST 3 - MARKS, MARISSA J TR Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: MARKS, THOMAS BY AF 2 - MARKS, THERESE AF 3 - MARKS, THERESE Municipality PAUPACK TOWNSHIP
Information: LOT 2 Grantor: CHEW, GREGORY SCOTT Locations: Tax Map 1 - N/A	Consideration: \$393,474.00 Grantee: CHRISTOPHER LITTON JOINT TRUST 2 - KELLYANNE LITTON JOINT TRUST 3 - LITTON, CHRISTOPHER TR 4 - LITTON, KELLYANNE TR Municipality PALMYRA TOWNSHIP
Information: Grantor: HICKS, KEVIN E 2 - HICKS, LISA D Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: HICKS, NATHANIEL E 2 - HICKS, OLIVIA Municipality OREGON TOWNSHIP
Information: PARCEL 1 A Grantor: DERRICK, ELIZABETH A AKA 2 - DERRICK, ELIZABETH ANN AKA 3 - DERRICK, RONALD J Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: ELIZABETH DERRICK IRREVOCABLE FAMILY TRUST Municipality CANAAN TOWNSHIP
Information: Grantor: KOC SIS, JOYCE C AKA BY AF 2 - KOC SIS, JOYCE AKA BY AF 3 - CLARKE, JOHN C AF Locations: Tax Map 1 - N/A	Consideration: \$229,000.00 Grantee: BLAKESLEY, ADAM 2 - REID, SAVANNAH Municipality DAMASCUS TOWNSHIP
Information: Grantor: RUSH, STANTON DAVIS Locations: Tax Map 1 - N/A	Consideration: \$279,000.00 Grantee: MACKLE, JAKOB Municipality WAYMART BOROUGH
Information: LOT 11A Grantor: LACASSE, MICHAEL 2 - LACASSE, AGNES Locations: Tax Map 1 - N/A	Consideration: \$685,000.00 Grantee: MILLER, STACY 2 - WENGER, RANDI 3 - ALTMAN, KIMBERLY Municipality LEBANON TOWNSHIP
Information: LOT 258 Grantor: MARKS, THOMAS AKA BY AF 2 - MARKS, THOMAS J AKA BY AF 3 - MARKS, THERESE AKA AF 4 - MARKS, THERESE M AKA AF 5 - MARKS, THERESE Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: MARKS, THERESE Municipality PAUPACK TOWNSHIP

Information: LOT 28 Grantor: LONLAIK CAPITAL MANAGEMENT FIRM LLC 2 - LONLAIK CAPITAL MANAGEMENT FIRM L L C Locations: Tax Map 1 - N/A Information: Grantor: JOSEPH, JENNIFER Locations: Tax Map 1 - N/A	Consideration: \$1.00 Grantee: GUARINO, KATELYN Municipality DREHER TOWNSHIP Consideration: \$450,000.00 Grantee: GOODARD, WHITNEY SUE 2 - FREEMAN, WILLIAM JACOB Municipality LEHIGH TOWNSHIP
Information: LOT 562 Grantor: GARRISON, EDWARD 2 - GARRISON, KAREN HASTINGS 3 - HASTINGSGARRISON, KAREN Locations: Tax Map 1 - N/A	Consideration: \$1,200,000.00 Grantee: SCHIFMAN, MICHAEL 2 - SCHIFMAN, REBECCA S Municipality SALEM TOWNSHIP
Information: LOT 1195 Grantor: TATAR, PAUL ALBERT 2 - TATAR, ANNE MARIE Locations: Tax Map 1 - N/A	Consideration: \$10.00 Grantee: TATAR FAMILY REVOCABLE TRUST 2 - TATAR, PAUL ALBERT TR 3 - TATAR, ANN MARIE TR Municipality LAKE TOWNSHIP
Information: Grantor: KRAUSE, MARIA Locations: Tax Map 1 - N/A	Consideration: \$345,000.00 Grantee: MEZZANOTTE COMPANY LLC 2 - MEZZANOTTE COMPANY L L C Municipality MANCHESTER TOWNSHIP

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Information: Grantor: JUBINSKI, ROSEMARY	Consideration: \$1.00 Grantee: JUBINSKI, ROSEMARY 2 - BABER, JOYCE
Locations: Tax Map 1 - N/A	Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 5 Grantor: FLEMING, DAVID 2 - FLEMING, NANCY	Consideration: \$8,000.00 Grantee: REED, CHRISTOPHER E 2 - REED, JULIA ANN
Locations: Tax Map 1 - N/A	Municipality OREGON TOWNSHIP
Information: LOT 2069 Grantor: TIEDEMANN, BRITTANY LYNN	Consideration: \$12,000.00 Grantee: COLARUSSO, MICHAEL 2 - COLARUSSO, STEFANIE
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: Grantor: ECHO STAR NETWORK AKA 2 - ECHOSTAR NETWORK AKA	Consideration: \$20,000.00 Grantee: SOCHA, PAUL
Locations: Tax Map 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 887 Grantor: AMMERMAN, GEORGE	Consideration: \$5,000.00 Grantee: WARGO, AMIE
Locations: Tax Map 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 7 Grantor: SPEWAK, JUDY A EST 2 - SPEWAK, THOMAS A	Consideration: \$450,000.00 Grantee: FISCHER, ROBERT 2 - FISCHER, JOY
Locations: Tax Map 1 - N/A	Municipality DREHER TOWNSHIP
Information: Grantor: ASTARITA, PAUL 2 - ASTARITA, SUSAN	Consideration: \$325,000.00 Grantee: BOKOR, KEITH R
Locations: Tax Map 1 - N/A	Municipality SCOTT TOWNSHIP
Information: Grantor: EDWARDS, MARJORIE J EST 2 - HAAGEN, LINDA E 3 - EDWARDS, JOHN W EXR 4 - EDWARDS, JOHN W 5 - EDWARDS, JAMES A 6 - EDWARDS, GERALD W 7 - SWINGLE, BARBARA K EXR 8 - SWINGLE, BARBARA K	Consideration: \$580,000.00 Grantee: SOLOMON, RICHARD PAUL JF 2 - SOLOMON, SHANNA
Locations: Tax Map 1 - N/A	Municipality SOUTH CANAAN TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

September 7, 2026–September 11, 2026

Monday, September 7, 2026

Courthouse Closed-Labor Day

Tuesday, September 8, 2026

8:30 AM
Benton-Vitz v. Bronson 36-2023-DR
Custody Pre-Trial
Bugaj/Rechner

8:45 AM
Manno v. Jandreau 417-2017-DR
Custody Hearing
Virbitsky/ Pierangeli

1:00 PM
DRO De Novo & Contempt
DeNovo
527-2015-DR Rosengrant v. Haney (Defendant by Zoom)
374-2023-DR Relos v. Dupra
74-2025-DR Smith v. Williams Katsock
10-2025-DR Murphy v. Murphy Cali/Campbell
197-2026-DR McManus v. Witkowski Talerico (Plaintiff by Zoom)

1:30 PM
Pettit-Alfredson/Aldredson vs. Alvarado/Alfredson 428-2022-DR
Contempt
Campbell/Muir

Wednesday, September 9, 2026

8:45 AM
Rosengrant v. Rosengrant 153-2026-DR
Custody Pre-Trial
Bugaj/Lermitte

9:00 AM
Louis v. Silon 224-2020-DR
Custody Pre-Trial
Farrell/Campbell

9:00 AM
Central Court

9:30 AM
Hastings v. Jimenez 2-2024-DV (Sullivan County Case)
Contempt
Clough/Appolonis

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, September 10, 2026

9:00 AM
Formal Arraignments

9:00 AM
Commonwealth Matters
Sentencing 86-2026-CR Zaffino, Anthony Scacchitti
Sentencing 153-2026-CR Poltersdorf, William Burlein

1:00 PM
Commonwealth Matters
ARD hearing and Mtn to Withdraw as Counsel 133-2026-CR Gonzalez,
Devin Lampman
ARD hearing 293-2025-CR Mentz, Eric Katsock
Plea Hearing 13-2026-CR Van-Valkenburg, Jason Stephens/Weed
ARD 172-2026-CR Tomaine, Lisa Zimmerman
ARD Revocation 40-2024-CR Witkowski, Kenneth Weed
Plea hearing 316-2025-CR Wormuth, Nathan Thompson

Friday, September 11, 2026

8:30 AM
Landers v. Landers 261-2026-DR
Custody Pre-Trial
Taylor/Pierangeli

8:45 AM
Korb v. Korb n/k/a Capiello 476-2023-DR
Custody Pre-Trial
Campbell/Bugaj

9:00 AM
PFA

1:00 PM
Santiago v. Nash 75-2026-DR
Contempt
Tulaney/Campbell

1:30 PM
Claflin v. Mitchell 293-2026-DR
Argument on Preliminary objections
Pro Se/Campbell

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

September 7, 2026–September 11, 2026

Monday, September 7, 2026

Courthouse Closed-Labor Day

Tuesday, September 8, 2026

9:00 AM

Dependency

10:00 Adjudication 13-2026-DP In Re: K. C.

Anderson/Campbell/Martin II/ Collins/

10:30 Permanency Review 9-2026-DP In Re: C.C. Anderson/Collins/
Martin II

Wednesday, September 9, 2026

10:00 AM – 10:30 AM

Abel v. Garguilo 377-2026-CV

Status Conference (Partition)

Moses/Pro Se

11:00 AM

In Re: S.R.T. 5-2026-AD

Adoption

B.Ellis

1:30 PM

Jeidan v. venture Poconos, Et al 180-2026-CV

Argument on Preliminary Objections

Bensley/Bresset/Greco/ Pro Se

2:00 PM

Sugar Street v. Adam 759-2025-CV

Hearing on Claim for Exemption

Katsock/Pro Se

Thursday, September 10, 2026

10:00 AM

In Re: Estate of T. Worrell 91-2026-OCD

Settlement of a small estate

Pro Se

11:00 AM

Lucrezi v Wazz Construction 642-2023-CV

Status Conference

Kulick/Ellis

1:30 PM

Tax Assessment

776-2025-CV Indian Orchard v. Assessment Hughes/Martin/Zimmer

777-2025-CV Indian Orchard v. Assessment Hughes/Martin/Zimmer

778-2025-V Indian orchard v. Assessment Hughes/Martin/Zimmer

779-2025-CV Indian Orchard v. Assessment Hughes/Martin/Zimmer

780-2025-CV Forest City partnership v. Assessment Hughes/Martin/Zimmer

Friday, September 11, 2026

9:00 AM

In Re: A. H.164-2024-JV

Dispositional Review Hearing

DA/Martin II

9:30 AM

In Re: S. M. 5-2026-JV

Dispositional Review Hearing

DA/Collins

10:00 AM

In Re: M. M. 34-2026-JV

Consent Decree Hearing

DA/Collins

10:30 AM

In re: M. R. 39-2026-JV

Hearing on Petition to certify Juvenile to Criminal court

DA/Collins



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ARBITRATION ROOM CALENDAR

September 7, 2026–September 11, 2026

Monday, September 7, 2026

Courthouse Closed-Labor Day

Friday, September 11, 2026

9:00 AM
McPartland v. Racavitch 286-2026-DR
Conciliation Conference (Gallagher)
Campolieto/Pro Se

9:30 AM
Abel v. Garguilo 441-2025-DR
Conference (Gallagher)
Moses/Pro Se

10:00 AM
Sconfienza v. Sconfienza 293-2020-DR
Divorce Conference (Gallagher)
Farrell/DeLuca

10:30 AM
Phillips v. Phillips 516-2025-DR
Conciliation Conference (Gallagher)
Tulaney/Campolieto

11:00 AM
Watson v. Watson 65-2025-DR
Settlement Conference (Gallagher)
Campbell/Cali

1:00 PM
Kopesky v. Kopesky 549-2023-DR
Divorce Hearing (Gallagher)
T.Clause/Riccardo

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