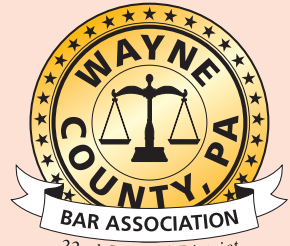


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

March 14, 2025

Vol. 15, No. 3

Honesdale, PA



IN THIS ISSUE

PRESS RELEASES — DA’S OFFICE	5
LEGAL NOTICES	8
SHERIFF’S SALES	12
CIVIL ACTIONS FILED	21
MORTGAGES & DEEDS	25
COURT CALENDAR	31
ATTORNEY DIRECTORY	34

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

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



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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.

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.

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All other notices will be billed at \$1.90 per line. Minimum insertion fees apply. A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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Matthew L. Meagher, *Judge*

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Raising the Bar



Wayne County Bar Association
922 Church Street, 2nd Floor
Honesdale, Pa 18431

*Are you in need of clothing for that job interview?
Are you in need of clothing for the job you currently have?*

The Wayne County Bar Association is excited to announce the opening of a Women's Clothing Closet.

Raising the Bar is a project started to support women in the community in need of professional clothing and accessories. All clothing is free to those in need.

Hours: Available Upon Request

**For information contact the WCBA
Ronnie at ronnie_fischer@hotmail.com.**

District Attorney's Office — Press Release

HUSBAND AND WIFE ARRESTED FOR ENDANGERING THE WELFARE OF A CHILD

March 10, 2025 — Today, Wayne County District Attorney A.G. Howell announced the arrest of Jennifer Ryan, age 40 and Anthony Ryan, age 43 of Texas Township, Wayne County, Pennsylvania.

Jennifer Ryan was charged with one count of endangering the welfare of a child, graded as a misdemeanor of the 1st degree and one count of false reports to law enforcement graded as a misdemeanor of the 2nd degree.

Anthony Ryan was charged with one count of endangering the welfare of a child, graded as a misdemeanor of the 1st degree, one count of identity theft graded as a misdemeanor of the 1st degree, one count of tampering with physical evidence graded as a misdemeanor of the 2nd degree and three counts of false reports to law enforcement graded as a misdemeanor of the 2nd degree.



JENNIFER RYAN



ANTHONY RYAN

According to the criminal complaint and affidavit of probable cause filed by Wayne County Detective Michael McMorrow and Wayne County Detective Michael Brown, this investigation began on June 11, 2024 when Jennifer Ryan obtained a Protection from Intimidation Order against a female identified as Lana Walker. The order protected Jennifer Ryan and her children and prevented Lana Walker from harassing, stalking or threatening them. Following the courts approval of the order, Jennifer and Anthony Ryan reported to the Wayne County Detectives that Lana Walker violated the order by posting lude and vulgar content online about their children and expressed they wanted to press charges. The Wayne County Detectives opened a criminal investigation and executed multiple search warrants and discovered the IP address used to post the content online actually came back to Jennifer and Anthony Ryan. Once Lana Walker was eliminated as a suspect and the Ryan's were confronted they stated that their child was responsible for posting the content online.

Detectives then interviewed the child involved and learned that Jennifer and Anthony Ryan implicated their son of a crime he did not commit in an attempt to conceal their own involvement. The actions of Jennifer and Anthony Ryan caused detectives to put aside other important cases to investigate a hoax and wasted police resources.

Jennifer and Anthony Ryan turned themselves into Magisterial District Judge Bonnie L. Carney on March 6, 2025. A preliminary arraignment was conducted and both Jennifer and Anthony Ryan were released on \$50,000.00 unsecured bail. Jennifer and Anthony Ryan are due back in court on March 12, 2025.

**The filing of criminal charges is not evidence of guilt but simply a description of the charge made by the Commonwealth against a defendant. A charged Defendant is presumed innocent until a jury returns a unanimous finding that the Commonwealth has proven the defendant's guilt beyond a reasonable doubt or until the defendant enters a guilty plea to the charges.*

CRIMINAL CASES

Wayne County District Attorney A.G. Howell announced the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — February 27, 2025

KARSON MASHATT, age 33, of Tyler Hill, PA was sentenced to no less than 9 months nor more than 54 months incarcerated in the Wayne County Correctional Facility on one count of Homicide by Vehicle, one count of Involuntary Manslaughter, one count of Recklessly Endangering Another Person, one count of DUI and one count of Driving on Roadways Laned for Traffic

AMANDA OROURKE, age of 44, of Waymart, PA was placed on Probation for a period of 60 months on one count of DUI- Highest Rate.

TIMOTHY AVILES, age 32, of Hawley, PA was placed on Probation for a period of 60 months on one count of DUI of Alcohol- Highest Rate, one count of Reckless Driving and one count of Drive at Safe Speed.

TAMMY KNAPP LYONS, age 54, of Honesdale, PA was sentenced to no less than 7 days nor more than 12 months incarcerated in the Wayne County Correctional Facility on one count of Possession of Controlled Substance and one count of DUI- Controlled Substance- Schedule 2 or 3- 1st Offense.

CHARLES FAITHFUL, age 49, of Honesdale, PA was placed on Probation for a period of 12 months on two counts of Receiving Stolen Property.

HEATH WILCOX, age 42, of Dallas, PA was sentenced to no less than 6 months nor more than 24 months incarcerated in a State Correctional Institution on one count of Theft by Unlawful Taking or Disposition and one count of Flight to Avoid Apprehension, Trial, or Punishment.

MICHAEL NEWFIELD, age 38, of Honesdale, PA was placed on Probation for a period of 12 months on one count of Possession of a Controlled Substance and one count of Public Drunkenness and Similar Misconduct.

Wayne County District Attorney A.G. Howell announced the following cases were addressed by the Honorable Janine Edwards, President Judge Wayne County Court:

HONESDALE, PA — March 6, 2025

MICHELE KOMINSKI, age 56, of Honesdale, PA was sentenced to 10 days incarcerated in the Wayne County Correctional Facility followed by probation for a period of 60 months on one count of DUI.


ETHAN MAINES, age 44, of Lake Ariel, PA was sentenced to no less than 12 months nor more than 84 months incarcerated in a State Correctional Facility on one count of Possession of Child Pornography.

CHRISTOPHER MCINTOSH, age 44, of Lake Ariel, PA was sentenced to no less than 72 months nor more than 180 months incarcerated in a State Correctional Institution on one count of Dissemination of Photos/Film of Child Sex Acts, one count of Possession of Child Pornography and one count of Criminal Use of a Communication Facility.

PATRICK TEEPLE, age 34, of Jermyn, PA was sentenced to no less than 5 days incarcerated in the Wayne County Correctional Facility followed by probation for a period of 60 months on one count of Possession of Drug Paraphernalia and one count of DUI- Highest Rate- 2nd Offense.

NATHANIEL BANGHART, age 22, of Honesdale, PA was sentenced to no less than 15 months nor more than 60 months incarcerated in a State Correctional Facility on one count of Theft by Unlawful Taking- Movable Property.

MICHAEL WALSH, age 46, of Peckville, PA was placed on Probation for a period of 12 months on one count of Disorderly Conduct- Engage in Fighting.



WAYNE COUNTY LEGAL JOURNAL
Official Publication of the Wayne County Bar Association

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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 William Alan Thomas
Late of Sterling Township
EXECUTOR
Eran Thomas
568 Cortez Road
Jefferson Twp., PA 18436
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of Richard D. Gidzinski
Late of Paupack Township
EXECUTOR
Cynthia Marie Stockley
1754 Bruzgul Road
LaGrangeville, NY 12540
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of Patricia Newman
Late of Paupack Township
EXECUTOR
Barbara Newman f/k/a Barbara
Pagluighi
310 Sherwood Dr N.
Middletown, NY 10941
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of Rowland C. Matthews
AKA Rowland Matthews
Late of Dreher Township
EXECUTOR
Christopher Matthews a/k/a
Christopher C. Matthews
475 Conklin Hill Road
Damascus, PA 18415
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

3/14/2025 • 3/21/2025 • 3/28/2025

EXECUTOR'S NOTICE

ESTATE OF Donald E. McCann,
late of Cherry Ridge Township,
Wayne County, Pennsylvania. Any
person or persons having claim
against or indebted to the estate
present same to Colleen M.

McCann a/k/a Colleen Marie
McCann, of 2248 Lake Ariel
Highway, Lake Ariel, PA 18436.
Sally N. Rutherford, Esq., 921
Court St., Honesdale, PA 18431,
Attorney for the Estate.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of Joan V. Howe
Late of Salem Township
EXECUTOR
Emerson Morgan Bursis
393 6th Street
Brooklyn, NY 11215
ATTORNEY
Patrick N. Coleman, Esquire
Tellie & Coleman, P.C.
310 East Drinker Street
Dunmore, PA 18512

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of Tod J. Behr AKA Tod
Joseph Behr AKA Tod Behr
Late of Paupack Township
EXECUTOR
Tracy Peltonen
116 Sunrise Trail
Hawley, PA 18428
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

3/14/2025 • 3/21/2025 • 3/28/2025

EXECUTOR'S NOTICE

ESTATE OF Paul W. O'Brien a/k/a
Paul William O'Brien a/k/a Paul
O'Brien, late of Mount Pleasant

Township, Wayne County,
Pennsylvania. Any person or
persons having claim against or
indebted to the estate present same
to David Draper a/k/a David E.
Draper, of 332 Stone Road, North
Abington Township, PA 18414.
Ethan C. Wood, Esq., 921 Court
St., Honesdale, PA 18431, Attorney
for the Estate.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Estate of Frank William Oliveras
Late of Hawley Borough/Hawley
Township
ADMINISTRATOR
Christine Oliveras
317 Fern St.
Hawley, PA 18428

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters of Administration have
been granted in the estate of Mary
Margaret O'Leary, late of Beach
Lake, Wayne County, PA., Date of
death October 23, 2024. All
persons indebted to the said estate
are required to make payment and
those having claims or demands to
present the same without delay to
the Executor/Executrix, in care of
Jessica M. Ellis, Esquire, 1018
Church Street, Honesdale, PA
18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Jack Martin Prausa, late of Palmyra Township, Wayne County, PA., Date of death June 12, 2024. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of Roseanne M. Fabri, late of Paupack Township, Wayne County, PA., Date of death December 13, 2024. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Brendan R. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Marjorie L. Dauchert, late of Cherry Ridge Township, Wayne County, PA.,

Date of death December 11, 2024. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Josephine Dorothy Bruglia, late of Waymart, Wayne County, PA., Date of death December 10, 2024. All persons indebted to the said estate are required to make payment and those having claims or demands to present the same without delay to the Executor/Executrix, in care of Jessica M. Ellis, Esquire, 1018 Church Street, Honesdale, PA 18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Cynthia Tavormina, Administratrix of the Estate of Donald Daniel Gallagher a/k/a Donald Gallagher, late of Wayne County, Hawley, PA 18428, who died on November 26, 2024. 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 Administratrix, Cynthia Tavormina, c/o Arielle Larson, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Sigmund J. Roos, Executor of the Estate of Paula S. Roos a/k/a Paula Roos a/k/a Paula Sparrow Roos, late of Wayne County, Honesdale, PA 18431, who died on January 9, 2025. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same without delay to the Executor, Sigmund J. Roos, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

3/14/2025 • 3/21/2025 • 3/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration for Real Estate in Wayne County, Pennsylvania, have been issued in the Estate of Milena Jovic, who died on November 7, 2024, late resident of Ridgewood, New York 11385, to Gordana Savic and Zoran Jovic, Co-Administrators of the Estate. All persons indebted to said Estate are required to make payment and all persons having claims or demands are to present the same without delay to the Law Offices of ALFRED J. HOWELL, ATTN: ALFRED J. HOWELL, ESQUIRE, Attorney for the Estate,

at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

3/7/2025 • 3/14/2025 • 3/21/2025

ESTATE NOTICE

John W. Lyttle, Jr., Deceased. Late of Damascus Twp., Wayne County, PA. D.O.D. 8/21/24. Letters Testamentary 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 John William Lyttle, III and Vincent Francis Maher (a/k/a Vincent Maher), Executors, c/o Kris E. Fendrock, Esq., 425 Biden St., #200, Scranton, PA 18503. Atty.: Kris E. Fendrock, Myers Brier & Kelly, LLP, 425 Biden St., #200, Scranton, PA 18503

3/7/2025 • 3/14/2025 • 3/21/2025

ESTATE NOTICE

Estate of Ronald W. Smith
AKA Ronald Smith
Late of Dyberry Township
EXECUTOR
Karen Faye Smith
411 Beech Grove Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Joseph R. Russo, a/k/a Joseph Russo, a/k/a Joe Russo, who died on January 10, 2025, late resident of Lake Ariel, Pennsylvania, to Timothy M. Russo, Executor 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 Timothy M. Russo, Executor, at 171 W 79th Street, 142, New York, NY 10024.

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

Estate of Gerda K. Bogar
AKA Gerda Bogar
Late of Mount Pleasant Township
EXECUTOR
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

Estate of Thomas L. Bajadek
AKA Thomas Leon Bajadek
Late of Berlin Township
EXECUTOR
Mark D. Bajadek
203 Pine Grove Road
Newfoundland, PA 18445

ATTORNEY

Nicholas D. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

2/28/2025 • 3/7/2025 • 3/14/2025

OTHER NOTICES

**FICTITIOUS NAME
REGISTRATION**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 30, 2024, for **The Café @ Marketplace 316** with a principal place of business located at 1017 Cayuga Dr., Gouldsboro, PA 18424 in Wayne County. The individual interested in this business is Christine Casale, located at 316 N Broadway, Wind Gap, PA 18091. This is filed in compliance with 54 Pa.C.S. 311.

3/14/2025

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

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

**SHERIFF'S SALE
MARCH 26, 2025**

By virtue of a writ of Execution instituted by: U.S. Bank NA issued out of the Court of Common Pleas

of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of March, 2025 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:

PARCEL I

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

BEGINNING at the most northerly corner of land now or formerly of Bagnick (RB 5304 Page 276); thence North 28 degrees 15 minutes 08 seconds East 63.58 feet to a point; thence South 61 degrees 44 minutes 52 seconds East 444.28 feet to a point; thence South 18 degrees 16 minutes 57 seconds West 284.83 feet to a point; thence North 60 degrees 00 minutes 29 seconds West 63.61 feet to a corner; thence North 03 degrees 00 minutes 59 seconds East 237.71 feet to a corner; thence North 61 degrees 44 minutes 52 seconds West 328.66 feet to the place of BEGINNING.

CONTAINING 1.1270 acres and shown as lot H on a Survey Map prepared by Alfred K. Bucconear, RPLS, dated May 3, 2021, and recorded in the office of the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to

Map Book 131 at Page 109.

PARCEL II:

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

BEGINNING at a corner, said point being in common with the lands of Eric J. Moser and Shanequa L. Moser identified as "Resulting Composite Parcel 1" on the survey map entitled "Plat Illustrating Division of Lands of Knecht & Moser" prepared by Alfred K. Bucconear, RPLS, dated May 3, 2021, and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Map Book 131 at Page 109, North 03 degrees 00 minutes 59 seconds East 159.48 feet to a corner; thence south 60 degrees 00 minutes 29 seconds East 63.61 feet to a point; thence South 18 degrees 16 minutes 57 seconds West 43.02 feet to a corner; thence South 29 degrees 59 minutes 31 seconds West 100.00 feet to THE PLACE OF BEGINNING.

CONTAINING 0.1138 acres and being shown as lot G as shown on a survey map prepared by Alfred K. Baccone, RPLS, dated May 3, 2021, and recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Map Book 131, at Page 109.

UNDER AND SUBJECT TO all notes and notations set forth on the recorded map referenced herein, with special attention to Note 18. Lot Summary thereon, which addresses the combination/consolidation of the subject premises herein conveyed with the adjoining premises of the Grantees herein, which are referenced and described in Wayne County Record Book 5451 at Page 343, Seq. (see Map Book 127, at Page 54 - Lot "E-F").

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

BEGINNING at a point in the center of SR3022 (Jubinsky Road), said point also being a common corner of lands now or formerly of "Seickel" (RB 2786 PG 162); thence along the centerline of aforementioned road South 77 degrees 35 minutes 25 seconds West 50.69 feet to a corner; thence North 21 degrees 54 minutes 09 seconds West 143.97 foot to a corner; thence North 29 degrees 59 minutes 31 seconds East 576.95 feet to a corner, thence North 18 degrees 16 minutes 57 seconds East 43.02 feet to a point; thence North 18 degrees 16 minutes 57 seconds East 284.83 feet to a corner; thence North 61 degrees 44 minutes 52 seconds West 444.28 feet to a corner, thence North 28 degrees 15 minutes 08 seconds East 180.18 feet to a corner; thence South 42 degrees 27 minutes 21 seconds East 483.44 feet to a corner; thence South 18 degSouth

29 degrees 59 minutes 31 seconds wW557.75 feet to a corner; thence South 21 degrees 54 minutes 09 seconds East 128.00 feet to the place of BEGINNING.

COMPRISING within said boundaries Lot E-F as shown on a certain plan of lots on the lands of the grantor herein.

BEING the same premises which Timothy Knecht and Jodi Knecht, his wife, by deed dated 03/26/2019 and recorded in the Office of the Recorder of Deeds in and for Wayne County in Deed Book 5451, Page 343, granted and conveyed unto Timothy Knecht and Jodi Knecht, his wife, as tenants by the entireties.

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

BEGINNING at a point in SR 3022 (Jubinsky Road), said point being a common corner of lands now or formerly of Moser; thence North 21 degrees 54 minutes 09 seconds West 143.97 feet to a corner; thence North 29 degrees 59 minutes 31 seconds East 476.95 feet to a corner; thence North 3 degrees 00 minutes 59 seconds East 397.19 feet to a corner; thence North 61 degrees 44 minutes 52 seconds West 328.66 feet to a corner; thence North 28 degrees 15 minutes 08 seconds East along a stonewall 443.76 feet to an iron pipe found; thence South 42 degrees 27 minutes 21 seconds East along a fence 483.44 feet to an iron pipe found; thence South

18 degrees 16 minutes 57 seconds West 548.04 feet to an iron pin found; thence South 29 degrees 59 minutes 31 seconds West 557.75 feet to an iron pipe found; thence South 21 degrees 54 minutes 09 seconds East 128.00 feet to a point in the aforementioned Jubinsky Road; thence South 77 degrees 35 minutes 25 seconds West 50.69 feet to the place of beginning.

COMPRISING within said boundaries "Resulting Composite Parcel 2" as shown on the survey map entitled "Plat Illustrating Division of Lands of Knecht & Moser" prepared by Alfred K. Bucconear, RPLS, dated May 3, 2021 and recorded in the Office of the recorder of Deeds in and for Wayne County, Pennsylvania in Map Book 132, at Page 109.

THE Above Lot is shown on map of survey entitled "Plat Illustrating Division of Lands of Knecht & Moser" dated May 3, 2021, prepared by Alfred K. Bucconear, RPLS, of Waymart, Pennsylvania, which map is recorded in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, to Map Book 131, Page 109.

CONTAINING 5.6663 acres of land, to be the same more or less.

TAX MAP NO.: 24-0-0271-0017.0012

BEING the same premises which Timothy Knecht and Jodi Knecht, husband and wife, both of whom are adult, competent, individuals, by deed dated 02/09/2022 and

recorded 02/11/2022 is the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 6082, PAGE 36, granted and conveyed unto Timothy Knecht and Jodi Knecht, husband and wife, both of whom are adult, competent, individuals, as tenants by the entireties.

BEING the same premises which Timothy Knecht, by deed dated 02/22/2018 and recorded 02/28/2018 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 5291, Page 268, granted and conveyed unto Jodi Knecht.

BEING the same premises which Wells Fargo Bank, N.A., as Trustee for Securitized Asset Backed Receivable

Seized and taken in execution as property of:
Deana Morris 311 Jubinsky Road
WAYMART PA 18472
Joseph A. Vasapolli 311 Jubinsky Road
WAYMART PA 18472

Execution No. 495-Civil-2024
Amount Due: \$677,795.69
Plus additional costs

February 27, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution need be given. ANY SUCCESSFUL BIDDER MUST HAVE 10% DOWN PAYMENT AT DATE OF SALE. BALANCE DUE THIRTY (30) DAYS FROM DATE OF SALE. FAILURE TO PAY BALANCE WILL FORFEIT DOWN PAYMENT.

Jacqueline F. McNally Esq.

2/28/2025 • 3/7/2025 • 3/14/2025

**SHERIFF'S SALE
APRIL 9, 2025**

By virtue of a writ of Execution instituted by: TH MSR Holdings 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 9th day of April, 2025 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING AT AN IRON PIN AT THE NORTHWESTERLY MOST CORNER OF OTHER

LANDS OF ANTHONY BARDZILOUSKAS SAID POINT LYING N 05 DEGREES 45' 00" W 692.90 FEET FROM THE CENTERLINE OF PA ROUTE 507; THENCE ALONG OTHER LANDS OF BARDZILOUSKAS S 05 DEGREES 45' 00" E 187.25 FEET TO AN IRON PIN; THENCE THROUGH LANDS OF KUNIYACK S 84 DEGREES 15' 00" W 84.00 FEET TO AN IRON PIN; THENCE ALONG LANDS OF TUTTLE N 05 DEGREES 45' 00" W 187.25 FEET TO A POINT; THENCE ALONG LANDS OF KELLY N 84 DEGREES 15' 00" 84.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 0.36 ACRES MORE OR LESS. BEING A LOT OF LAND 84.00 FEET WIDE AND 187.25 FEET IN DEPTH.

THE ABOVE-DESCRIBED PARCEL OF LAND, BEING 0.36 ACRES IN SIZE, MORE OR LESS, IS DEPICTED AS SUCH ON A SUBDIVISION PLAN OF THE LANDS OF JOHN AND DOROTHY HUNIYACK, PREPARED BY RICHARD C. STORM, R.S., AND DATED JULY 24, 1987, AND IS BEING CONVEYED BY THE GRANTORS TO THE GRANTEES UNDER THE EXPRESS CONDITION AND RESTRICTION THAT IT BE NEVER SOLD OR CONVEYED EXCEPT IN CONJUNCTION WITH OR TOGETHER WITH PARCELS 1 AND 2 DEPICTED ON THE SAID LANDS, WHICH PARCELS 1 AND 2 ARE OWNED BY THE GRANTEES, MAP BOOK 63, PAGE 87.

BEING THE SAME PREMISES AS CONVEYED TO ANTHONY R. BARDZILOUSKAS AND MAUREEN E. BARDZILOUSKAS, HIS WIFE BY DEED DATED FEBRUARY 3, 1988 AND RECORDED IN WAYNE COUNTY DEED BOOK 484 PAGE 880.

SECOND PARCEL:
ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER LANDS NOW OR FORMERLY OF D. SMITH ON THE WEST LINE OF THE GOULDSBORO PARK ASSOCIATION; THENCE BY THE PARK LAND SOUTH FIVE AND THREE-QUARTER DEGREES EAST ELEVEN (11) RODS; THENCE BY LANDS FORMERLY OF MARGARET M. MALOTT SOUTH EIGHTY-FOUR AND ONE-QUARTER DEGREES WEST FOUR (4) RODS TO A CORNER OF LAND NOW OR FORMERLY OF ANDREW HAEN (HANE); THENCE NORTH FIVE AND THREE-QUARTERS WEST ELEVEN (11) RODS TO CORNER ON LINE OF SAID H.D. SMITH ESTATE LAND:

THENCE BY SAID H.D. SMITH ESTATE LAND NORTH EIGHTY-FOUR AND ONE-QUARTER DEGREES EAST

FOUR (4) RODS TO THE PLACE OF BEGINNING.

CONTAINING FOURTY-FOUR SQUARE RODS.

BEING THE SAME PREMISES AS CONVEYED TO ANTHONY R. BARDZILOUSKAS AND MAUREEN E. BARDZILOUSKAS, HIS WIFE BY DEED DATED FEBRUARY 28, 1980 AND RECORDED IN WAYNE COUNTY DEED BOOK 367 PAGE 932.

THIRD PARCEL:
ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE IN THE TOWNSHIP OF LEHIGH, COUNTY OF WAYNE AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LANDS FORMERLY OF HANNAH MALOTT ON THE WEST LINE OF THE GOULDSBORO PARK ASSOCIATION; THENCE BY THE PARK LAND SOUTH FIVE AND THREE-QUARTER DEGREES EAST ELEVEN (11) RODS TO CORNER; THENCE SOUTH EIGHTY-FOUR AND ONE-QUARTER DEGREES WEST FOUR (4) RODS; THENCE BY LAND NOW OR FORMERLY OF A. HAEN (HANE) NORTH FIVE AND THREE-QUARTERS DEGREES WEST ELEVEN (11) RODS TO CORNER ON LANDS FORMERLY OF HANNAH MALOTT; THENCE BY LANDS

FORMERLY OF HANNAH
MALOTT NORTH EIGHTY-
FOUR AND ONE-QUARTER
DEGREES EAST FOUR (4)
RODS TO THE PLACE OF
BEGINNING

CONTAINING FOURTY-FOUR
SQUARE RODS OF LAND.

BEING THE SAME PREMISES
AS CONVEYED TO ANTHONY
R. BARDZILOUSKAS AND
MAUREEN E.

BARDZILOUSKAS, HIS WIFE
BY DEED DATED FEBRUARY
28, 1980 AND RECORDED IN
WAYNE COUNTY DEED BOOK
367 PAGE 932.

Seized and taken in execution as
property of:

Anthony Matthew Bardzilouskas
a/k/a Anthony M. Bardzilouskas in
his Capacity as Administrator,
Known Heir, Devisee
and/or Distributee of The Estate of
Anthony Ronald Bardzilouskas
a/k/a Anthony R. Bardzilouskas,
Deceased 627 Main
Street PO Box 435

GOULDSBORO PA 18424
Mary Alice McHugh in her
capacity as Known Heir, Devisee,
and/or Distributee of the Estate of
Anthony Ronald
Bardzilouskas a/k/a Anthony R.
Bardzilouskas, Deceased 800-20
North 2nd Street POTTSVILLE PA
17901

Matthew Bardzilouskas in his
capacity as Known Heir, Devisee,
and/or Distributee of the Estate of
Anthony Ronald
Bardzilouskas a/k/a Antony R.
Bardzilouskas, Deceased 23 Sunset
Drive GOULDSBORO PA 18424

Execution No. 273-Civil-2024
Amount \$34,427.22 Plus additional
costs

January 27, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE
NOTICE:

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

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

Kiera McFadden-Roan Esq.

3/14/2025 • 3/21/2025 • 3/28/2025

**SHERIFF'S SALE
APRIL 9, 2025**

By virtue of a writ of Execution
instituted by: Thomas Tigue issued
out of the Court of Common Pleas
of Wayne County, to me directed,
there will be exposed to Public
Sale, on Wednesday the 9th day of
April, 2025 at 10:00 AM in the
Conference Room on the third
floor of th Wayne County
Courthouse in the Borough of

Honesdale the following property, viz:

PARCEL 1.

ALL THAT CERTAIN lots, pieces, or parcels of land, situate in the Township of Lehigh, County of Wayne, in the Commonwealth of Pennsylvania, in the development of Indian Country Campsites, more particularly described as follows, to wit:

Lots Nos. 38 thru 42, in Block No. A, Section No. 2, as shown on the survey and original plat of Indian Country Campsites, Inc., Wayne County, Pennsylvania made by a registered surveyor and of record in the Office for Recording of Deeds in and for Wayne County, in Wayne County Map Book 9, at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

UNDER AND SUBJECT to the conditions, exceptions, and reservations as are contained in prior deed forming the chain of title.

BEING the same premises which Henry W. Soden and Rosalie L. Soden, by deed dated July 18, 1986, and recorded in Wayne County, Deed Book 445, Page 966, granted and conveyed unto Richard E. Roberts and Marilyn J. Roberts, the granters herein,

PARCEL 2.

ALL THE FOLLOWING described lot or parcel of land

situate, lying and being in the Township of Lehigh, in the development of Indian Country Campsites, Inc., County of Wayne, in the Commonwealth of Pennsylvania, to wit:

Lots Nos. 33 thru 37 in Block No. A, of Section No. 2, as shown on the survey and original plat of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania, in Map Book 9, at Page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore and herein conveyed.

UNDER AND SUBJECT to the conditions, exceptions and reservations as are contained in prior deeds forming the chain of title.

BEING the same premises which Mae M. Sannenhauer, and Donald H. Kile, by deed dated September 11, 1986, and recorded in Wayne County, Deed Book 451, Page 655, granted and conveyed unto Richard E. Roberts and Marilyn J. Roberts, the granters herein.

PARCEL 3.

ALL THE FOLLOWING, described lot or parcel of land situate, lying and being in the Township of Lehigh, in the development of Indian Country Campsites, Inc., County of Wayne and State of Pennsylvania, to wit:

Lots Nos. 43 thru 46 in Block No. A, of Section No. 2, as shown on

the survey and original plat of Indian Country Campsites, Inc., Wayne County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deed's Office of Wayne County, Pennsylvania, in Map Book 9, page 114, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed.

UNDER AND SUBJECT to the conditions, exceptions, and reservations as are contained in prior deeds forming the chain of title.

BEING the same premises which I.C. C. Maintenance & Recreation Fund, Inc., by deed dated October 21, 1997, and recorded in Wayne County, Deed Book 1307, Page 191, granted and conveyed unto Richard E. Roberts and Marilyn J. Roberts, the granters herein.

Under and subject to the condition that the parcels herein conveyed, namely lots 33 thru 46, are hereby consolidated and merged into one parcel and the same shall not be subdivided nor sold individually or separately without the express written permission of the Lehigh Township Supervisors, and/or any Township agency authorized to approve the same.

BEING the same premises which Richard E. Roberts and Marilyn J. Roberts, his wife, by deed dated March 2, 1999, and recorded in Wayne County Deed Record Book 1485 at Page 21, granted and

conveyed unto Richard E. Roberts and Marilyn J. Roberts, his wife.

Seized and taken in execution as property of:
Richard E. Roberts and Marilyn J. Roberts
10911 Airport Road
SEAFORD DE 19973
Occupants 70 Campfire Lane
GOULDSBORO PA 18424

Execution No. 418-Judgment-2024
Amount \$14,899.71 Plus additional costs

January 23, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Michael P. Lehutsky Esq.

3/14/2025 • 3/21/2025 • 3/28/2025

CIVIL ACTIONS FILED

FROM FEBRUARY 22, 2025 TO FEBRUARY 28, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2018-20437	BATEMAN RUSSELL	2/25/2025 9:59	SATISFACTION	—
2018-20437	BATEMAN KATHLEEN	2/25/2025 9:59	SATISFACTION	—
2018-21127	BATEMAN RUSSELL	2/25/2025 9:59	SATISFACTION	—
2018-21127	BATEMAN KATHLEEN	2/25/2025 9:59	SATISFACTION	—
2020-00038	YOUNG GARY W SR	2/24/2025 12:59	SATISFACTION	—
2020-00038	YOUNG LEANNA M	2/24/2025 12:59	SATISFACTION	—
2020-20164	CATALANO EILEEN V	2/25/2025 10:57	SATISFACTION	26,975.77
2020-20247	GELFAND GREGORY	2/25/2025 3:57	SATISFACTION	—
2021-20088	ANDERSON MARSHA	2/24/2025 1:04	SATISFACTION	—
2022-00546	KENNEDY ELLEN	2/27/2025 3:42	JDGMT/ARBTRS/AWARD	3,350.00
2022-00546	BULTHUIS KATIE	2/27/2025 3:42	JDGMT/ARBTRS/AWARD	3,350.00
2022-00547	STANLEY PATRINA A	2/27/2025 3:44	JGMT/ARBITRATION AWD	2,450.00
2022-20053	BATEMAN RUSSELL J	2/25/2025 9:59	SATISFACTION	—
2022-20053	BATEMAN KATHLEEN M	2/25/2025 9:59	SATISFACTION	—
2022-20197	GLACKIN MEANISAY	2/24/2025 12:26	SATISFACTION	—
2023-00104	KILLE JAMES	2/25/2025 11:21	SATISFACTION	—
2023-00104	KILLE SHIRLEY	2/25/2025 11:21	SATISFACTION	—
2023-20673	PETRELLA JOSHUA A	2/25/2025 9:59	SATISFACTION	—
2023-20724	GELFORD GREGORY	2/25/2025 3:57	SATISFACTION	—
2024-00022	DEVITO MICHAEL K A/K/A	2/28/2025 10:46	AMEND "IN REM" JUDG	98,271.94
2024-00022	DEVITO MICHAEL	2/28/2025 10:46	AMEND "IN REM" JUDG	98,271.94
2024-00022	DEVITO MICHAEL K A/K/A	2/28/2025 10:46	SEE COURT ORDER	—
2024-00022	DEVITO MICHAEL	2/28/2025 10:46	SEE COURT ORDER	—
2024-00151	VITTORIA VITO	2/28/2025 12:27	SATISFACTION	—
2024-00337	IBRAHIM ZIAD	2/25/2025 2:06	AMENDED WRIT OF EX	52,434.87
2024-00350	MORRIS DEANA LYNN	2/28/2025 10:45	REASSESS SEE CT ORD	—
2024-00376	THUNBERG JARL M	2/27/2025 11:13	DEFAULT JUDG IN REM	83,144.81
2024-00376	INDIV & IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF JUDY L HEINLE	2/27/2025 11:13	DEFAULT JUDG IN REM	83,144.81
2024-00605	CROFT GERALDINE	2/28/2025 2:09	FINAL JUDGMENT	—
2024-00605	HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS	2/28/2025 2:09	FINAL JUDGMENT	—
2024-00605	AND ANY AND ALL PERSONS CLAIMING IN AN THROUGH HER	2/28/2025 2:09	FINAL JUDGMENT	—
2024-00661	SMITH DYLAN ROBERT	2/24/2025 11:37	DEFAULT JUDGMENT	3,941.07
2024-00666	LATHER PHILLIP L	2/26/2025 11:08	DEFAULT JUDGMENT	3,936.88
2024-00677	JOHANNES CRAIG	2/26/2025 11:20	DEFAULT JUDGMENT	1,961.65
2024-20426	BORTREE DEREK M	2/26/2025 10:33	SATISFACTION	—
2024-20729	HONESDALE NATIONAL BANK THE GARNISHEE	2/24/2025 2:19	GARNISHEE/JUDGMENT	437.09

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

2024-20881	KRUPA MICHAEL J	2/25/2025 2:47	ORDER/JUDG STRICKEN	—
2025-20060	BURGER SHACK	2/28/2025 2:09	SATISFACTION	1,900.00
2025-20103	NEIGER KELSEY	2/24/2025 12:30	JUDGMENT	1,182.25
2025-20104	GLAZEWSKI JAROSLAW	2/24/2025 12:30	JUDGMENT	11,552.75
2025-20105	SCOTT BRIAN A	2/24/2025 12:30	JUDGMENT	4,469.25
2025-20106	BURGER SHACK	2/25/2025 8:49	TAX LIEN	15,720.75
2025-20107	VALENTINO NICHOLAS P RESPONSIBLE PARTY OF	2/25/2025 8:49	TAX LIEN	27,139.64
2025-20107	MATTERNS FLORAL CO LLC	2/25/2025 8:49	TAX LIEN	27,139.64
2025-20108	HARRIE LUKE J	2/25/2025 9:35	TAX LIEN	3,475.57
2025-20108	HARRIE ROSEANNA M	2/25/2025 9:35	TAX LIEN	3,475.57
2025-20109	MILLER ELWOOD L SR	2/25/2025 9:35	TAX LIEN	3,464.51
2025-20110	SCHIAVO TOBY C	2/25/2025 9:35	TAX LIEN	2,591.29
2025-20111	FINCH LEY JOSEPH C	2/25/2025 9:35	TAX LIEN	2,493.84
2025-20112	TRAVER HEATH R	2/25/2025 9:36	TAX LIEN	3,482.59
2025-20112	TRAVER NANCY S	2/25/2025 9:36	TAX LIEN	3,482.59
2025-20113	DAILEY TIMOTHY G	2/25/2025 9:36	TAX LIEN	10,090.90
2025-20114	MORGAN JOHN	2/25/2025 2:25	MUNICIPAL LIEN	339.34
2025-20115	GRAY CHRISTOPHER	2/25/2025 2:25	MUNICIPAL LIEN	339.34
2025-20116	SMITH CARL S	2/25/2025 2:26	MUNICIPAL LIEN	341.77
2025-20117	SCHMIDT ERIC F	2/25/2025 2:26	MUNICIPAL LIEN	339.34
2025-20117	DERRICK TRINITY A	2/25/2025 2:26	MUNICIPAL LIEN	339.34
2025-20118	DAVIS FRED J	2/25/2025 2:26	MUNICIPAL LIEN	520.78
2025-20119	MANDSAUR DYNAMIC SOLUTIONS	2/25/2025 2:26	MUNICIPAL LIEN	339.34
2025-20120	K E HOMES LLC	2/26/2025 10:59	MUNICIPAL LIEN	681.85
2025-40006	SORRENTINO CHRISTOPHER OWNER P	2/24/2025 3:38	STIP VS LIENS	—
2025-40006	SORRENTINO CHRYSAL OWNER P	2/24/2025 3:38	STIP VS LIENS	—
2025-40006	KINTNER MODULAR HOMES INC CONTRACTOR	2/24/2025 3:38	STIP VS LIENS	—
2025-90039	ELDER CHARLES LEE ESTATE	2/24/2025 8:16	ESTATE CLAIM	250,000.00

CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00117	WASKO JILL	PLAINTIFF	2/25/2025	—
2025-00117	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	2/25/2025	—

CONTRACT — BUYER PLAINTIFF

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00115	LAFRANCA ROSEMARY	PLAINTIFF	2/24/2025	—
2025-00115	LAFRANCA PETER	PLAINTIFF	2/24/2025	—
2025-00115	FINDLEY JOSEPH INDIVIDUALLY	DEFENDANT	2/24/2025	—
2025-00115	FINDLEY JOSEPH D/B/A	DEFENDANT	2/24/2025	—
2025-00115	JOE'S PAINTING	DEFENDANT	2/24/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00112	CKS PRIME INVESTMENTS LLC	PLAINTIFF	2/24/2025	—
2025-00112	SANDERS JESSICA	DEFENDANT	2/24/2025	—
2025-00113	CKS PRIME INVESTMENTS LLC	PLAINTIFF	2/24/2025	—
2025-00113	SHEHADI DONNA R	DEFENDANT	2/24/2025	—
2025-00114	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	2/24/2025	—
2025-00114	ROMANISOV GENNADIY	DEFENDANT	2/24/2025	—
2025-00114	TOP ROAD PA INC	DEFENDANT	2/24/2025	—
2025-00121	CAVALRY SPV I LLC	PLAINTIFF	2/28/2025	—
2025-00121	LAMBERTH MELISSA	DEFENDANT	2/28/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00111	VELOCITY INVESTMENTS LLC RUST 2021-5	PLAINTIFF	2/24/2025	—
2025-00111	NORRIS DEVON	DEFENDANT	2/24/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00123	1970 BOANZA MOBILE HOME VIN NO. 2200654	PETITIONER	2/28/2025	—
2025-00123	VANWYCKHOUSE GAVIN	PETITIONER	2/28/2025	—
2025-00123	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/28/2025	—

PROFESSIONAL LIABILITY — MEDICAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00120	FIRMSTONE KAREN	PLAINTIFF	2/28/2025	—
2025-00120	TANG ANGELA M D	DEFENDANT	2/28/2025	—
2025-00120	WOMEN'S HEALTH HONESDALE	DEFENDANT	2/28/2025	—
2025-00120	WOMEN'S HEALTH CENTER	DEFENDANT	2/28/2025	—
2025-00120	WOMEN'S HEALTH CARE OF NORTHEASTERN PENNA P C	DEFENDANT	2/28/2025	—
2025-00120	WOMEN'S HEALTH CARE OF NORTHEASTERN PENNSYLVANIA PC	DEFENDANT	2/28/2025	—
2025-00120	WOMEN'S HEALTH CARE OF NEPA	DEFENDANT	2/28/2025	—
2025-00120	WAYNE MEMORIAL COMMUNITY HEALTH CENTERS	DEFENDANT	2/28/2025	—
2025-00120	WAYNE MEMORIAL HOSPITAL	DEFENDANT	2/28/2025	—
2025-00120	THE WAYNE COUNTY MEMORIAL HOSPITAL ASSOCIATION	DEFENDANT	2/28/2025	—
2025-00120	WAYNE MEMORIAL HEALTH SYSTEM INC	DEFENDANT	2/28/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00116	LAKEVIEW LOAN SERVICING LLC	PLAINTIFF	2/25/2025	—
2025-00116	ARNOLD TRACY L A/K/A	DEFENDANT	2/25/2025	—
2025-00116	ARNOLD TRACY LYNN ADMIN OF EST OF ROBERT JOHNSON	DEFENDANT,	2/25/2025	—

REAL PROPERTY — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00119	BEIERLE ROBERT	PLAINTIFF	2/26/2025	—
2025-00119	BEIERLE DOROTHY	PLAINTIFF	2/26/2025	—
2025-00119	BEIERLE RONALD	DEFENDANT	2/26/2025	—

REAL PROPERTY — QUIET TITLE

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00118	WARFIELD KEVIN	PLAINTIFF	2/25/2025	—
2025-00118	WARFIELD JULIE	PLAINTIFF	2/25/2025	—
2025-00118	ALL PERSONS UNKNOWN WHO CLAIM OR MIGHT CLAIM ADVERSELY	DEFENDANT	2/25/2025	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00122	DONLON JOHN	PLAINTIFF	2/28/2025	—
2025-00122	PREYOR JAZMIN	DEFENDANT	2/28/2025	—
2025-00122	RICHARDS KIMO	DEFENDANT	2/28/2025	—

**YOUR HOMETOWN
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OLSOMMER-CLARKE
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HONESDALE OFFICE • 570-253-6330
MOSCOW OFFICE • 570-842-9600

www.OlsommerClarke.com

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 17, 2025 TO FEBRUARY 21, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 30,000.00 Mortgagor: WOYTERA, JOSEPH S 2 - WOYTERA, RACHAEL A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality DAMASCUS TOWNSHIP
Information: 252,000.00 Mortgagor: FAIRWAY CONSTRUCTION NINE LLC 2 - FAIRWAY CONSTRUCTION NINE L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$252,000.00 Mortgagee: ABL RPC RESIDENTIAL CREDIT ACQUISITION LLC 2 - A B L R P C RESIDENTIAL CREDIT ACQUISITION L L C Municipality LAKE TOWNSHIP
Information: 262,163.00 Mortgagor: DOTEY, SETH HUNTER BY AF 2 - DOTEY, MARIAH ROSE BY AF 3 - DOTEY, CATHERINE MARY AF 4 - DOTEY, CATHERINE MARY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$262,163.00 Mortgagee: CENTRAL TRUST BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STERLING TOWNSHIP
Information: 15,000.00 Mortgagor: DURMIAKI, MICHELE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$15,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality CLINTON TOWNSHIP 2
Information: 100,000.00 Mortgagor: HART, ROBERT D 2 - HART, THERESA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP
Information: 105,000.00 Mortgagor: POLIFRONE, BRYAN 2 - POLIFRONE, ALICIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$105,000.00 Mortgagee: WAYNE BANK Municipality PAUPACK TOWNSHIP
Information: 156,500.00 Mortgagor: ZIELINSKI, KORY AKA 2 - ZIELINSKI, KORY JAMES TARKMAN AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$156,500.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DYBERRY TOWNSHIP
Information: 150,000.00 Mortgagor: KRATZ, GREGORY R 2 - KRATZ, ANN MARIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: PHH MORTGAGE CORPORATION 2 - P H H MORTGAGE CORPORATION 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP

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


Information: 280,830.00 Mortgagor: PARK, KELUN	Consideration: \$280,830.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality STERLING TOWNSHIP
Information: 120,000.00 Mortgagor: MASSARO, JOHN	Consideration: \$120,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 60,000.00 Mortgagor: SZABO, JOHN F JR 2 - SZABO, DONNA	Consideration: \$60,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 150,000.00 Mortgagor: SELLARS, JAMES J 2 - SELLARS, CHRISTINA M	Consideration: \$150,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality OREGON TOWNSHIP
Information: 100,000.00 Mortgagor: MALAKIN, MICHAEL	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: 80,000.00 Mortgagor: SEANA, CARLY MARIE AKA 2 - SEANA, CARLY AKA	Consideration: \$80,000.00 Mortgagee: PSECU 2 - P S E C U
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality WAYMART BOROUGH
Information: 100,000.00 Mortgagor: MIKOLON, TRICIA M AKA 2 - MIKOLON, PATRICIA M AKA 3 - LEVAI, FRANK ALGOT JR	Consideration: \$100,000.00 Mortgagee: PSECU 2 - P S E C U
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 2
Information: 1,890,000.00 Mortgagor: ENGELBERT AGREEMENT OF TRUST 2 - ENGELBERT, KENNETH ANDREW TR 3 - ENGELBERT, LINDA GAIL TR	Consideration: \$1,890,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 166,666.00 Mortgagor: STINAVAGE, AUDRA F 2 - CARNEGIE, TREY M	Consideration: \$166,666.00 Mortgagee: SUMMIT MORTGAGE CORPORATION
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: 30,000.00 Mortgagor: MUNDRAKE, DONALD D	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: 150,000.00 Mortgagor: LUKRIS	Consideration: \$150,000.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: 18,238.85 Mortgagor: ESSELMAN, JOEL 2 - MCCARVILLE, JENNIFER K	Consideration: \$18,238.85 Mortgagee: RURAL HOUSING SERVICE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH

Information: 215,920.00 Mortgagor: SCHILLING, JACOB Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$215,920.00 Mortgagee: WAYNE BANK Municipality PROMPTON BOROUGH
Information: 272,964.00 Mortgagor: CARTAGENA, BIANCA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$272,964.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 74,030.00 Mortgagor: BECKER, AMANDA L 2 - BECKER, ROBERT P Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$74,030.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 242,500.00 Mortgagor: BRYANT, MICHAEL 2 - GAY, JESSICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$242,500.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 324,000.00 Mortgagor: CHYLE, JACOB H 2 - CHYLE, ASHLEY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$324,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BERLIN TOWNSHIP
Information: 100,000.00 Mortgagor: DUGAN, NICOLLE 2 - DUGAN, LEONARD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: CITIZENS BANK Municipality SALEM TOWNSHIP

DEEDS

Information: Grantor: SCHMIDT, CHARLES R EST 2 - SCHMIDT, ANDREW W EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$644,000.00 Grantee: CARNEY, JOHN W 2 - CARNEY, BONNIE L Municipality PAUPACK TOWNSHIP
Information: LOT 2972 Grantor: GRIFFIN, JAMES B 2 - GRIFFIN, PATTI L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$32,000.00 Grantee: FAIRWAY CONSTRUCTION NINE LLC 2 - FAIRWAY CONSTRUCTION NINE L L C Municipality LAKE TOWNSHIP
Information: LAKE TOWNSHIP SALEM TOWNSHIP Grantor: HAYDEN, RONALD Locations: C -Map -Blk-Lot-unit 1 - N/-A 2 - N/-A	Consideration: \$1.00 Grantee: HAYDEN, JOSHUA A 2 - HAYDEN, JARED B Municipality LAKE TOWNSHIP SALEM TOWNSHIP
Information: LOT 28 Grantor: LUPYAK, BRENDAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$267,000.00 Grantee: DOTEY, SETH HUNTER 2 - DOTEY, MARIAH ROSE 3 - DOTEY, CATHERINE MARY Municipality STERLING TOWNSHIP

Information: LOT 2841 Grantor: BREIER, BRANDON C 2 - BREIER, BERICA ASKEW	Consideration: \$388,000.00 Grantee: JAMES P CRONIN REVOCABLE TRUST 2 - CRONIN, JAMES P TR 3 - CRONIN, KELLYANNE TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: MARKIDIS, MARY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: MARKIDIS, DESPINA Municipality SCOTT TOWNSHIP
Information: LOT 239 Grantor: WALLACE, ALLISON M 2 - PARRY, ALLISON M 3 - PARRY, JESSE	Consideration: \$250,000.00 Grantee: KRATZ, GREGORY R 2 - KRATZ, ANN MARIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 56 Grantor: TASH, STUART BARRY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Grantee: HANSEN, MICHAEL Municipality MANCHESTER TOWNSHIP
Information: Grantor: SMITH, ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$286,200.00 Grantee: PARK, KELUN Municipality STERLING TOWNSHIP
Information: LOT 2349 Grantor: ACOSTA, MILTON Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$30,000.00 Grantee: SCOTT D MARLOWE LIVING TRUST Municipality LAKE TOWNSHIP
Information: Grantor: KORB, ANDREW P	Consideration: \$1.00 Grantee: KORB, ANDREW P 2 - KUEN, JULIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: LOT 23A Grantor: PETERS, ELIZABETH EST 2 - PETERS, MARK G	Consideration: \$1.00 Grantee: PETERS, MARK G 2 - CRAIG, ANGELA P
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 348 Grantor: KLYUCHNIKOV, ALEKSEY	Consideration: \$1.00 Grantee: KLYUCHNIKOV, ALEKSEY 2 - AZHGIREVICH, ELENA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP



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Information: LOT 22 Grantor: WELSH, KEITH 2 - WELSH, BRIAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WELSH, BRIAN Municipality LEHIGH TOWNSHIP
Information: Grantor: HERITAGE RESTORATION PROPERTIES LLC 2 - HERITAGE RESTORATION PROPERTIES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,150,000.00 Grantee: ENGELBERT AGREEMENT OF TRUST 2 - ENGELBERT, KENNETH ANDREW TR 3 - ENGELBERT, LINDA GAIL TR Municipality PAUPACK TOWNSHIP
Information: Grantor: LOAIZA, CARMEN E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: LOAIZA, ORLANDO 2 - LOAIZA, CARMEN E 3 - LOAIZA, SEBASTIAN 4 - LOAIZA, ANDRES 5 - RAMIREZ, CAROLINA Municipality MANCHESTER TOWNSHIP
Information: LOT 6 Grantor: ALLAN J NOWICKI FAMILY TRUST 2 - DIANNE M NOWICKI FAMILY TRUST 3 - NOWICKI, ALLAN J TR 4 - NOWICKI, DIANNE M TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Grantee: SEANA, CARLY Municipality CLINTON TOWNSHIP 2
Information: Grantor: KHMELNITSKY, GREGORY 2 - KHMELNITSKY, LARISSA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KHMELNITSKY, OLGA Municipality SALEM TOWNSHIP
Information: Grantor: METHODIST EPISCOPAL CHURCH OF OREGON 2 - SMITH HILL UNITED METHODIST CHURCH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BEACH LAKE UNITED METHODIST CHURCH Municipality BERLIN TOWNSHIP
Information: Grantor: FIRST METHODIST EPISCOPAL SOCIETY OF BEECH POND CIRCUIT TRUSTEES AKA 2 - TRUSTEES OF M E CHURCH AKA 3 - METHODIST EPISCOPAL CHURCH AKA 4 - BEECH POND CIRCUIT OF THE METHODIST EPISCOPAL CHURCH AKA 5 - BEACH LAKE UNITED METHODIST CHURCH BY TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$260,000.00 Grantee: WIEGERS, ROBERT 2 - WIEGERS, DANUTA Municipality BERLIN TOWNSHIP
Information: Grantor: TRUSTEES OF M E CHURCH AKA 2 - FIRST METHODIST EPISCOPAL SOCIETY OF BEECH POND CIRCUIT TRUSTEES AKA 3 - METHODIST EPISCOPAL CHURCH AKA 4 - BEECH POND CIRCUIT OF THE METHODIST EPISCOPAL CHURCH AKA 5 - BEACH LAKE UNITED METHODIST CHURCH BY TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WIEGERS, ROBERT 2 - WIEGERS, DANUTA Municipality BERLIN TOWNSHIP
Information: LOT 541 Grantor: MURO, DARREN E EST AKA 2 - MURO, DARREN EST AKA 3 - MURO, CATHERINE M EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MURO, CATHERINE M Municipality LAKE TOWNSHIP

Information: LOT 1 Grantor: JACOBS, JAMIE 2 - MITCHELL, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$3,000.00 Grantee: TORRES, EMILIO Municipality LEHIGH TOWNSHIP
Information: Grantor: FRIES, MAX T 2 - FRIES, JIMMIE ANN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$269,900.00 Grantee: SCHILLING, JACOB Municipality PROMPTON BOROUGH
Information: Grantor: COLLINS, ROBERT A JR 2 - COLLINS, LAURIE J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: ROBERT COLLINS IRREVOCABLE FAMILY TRUST 2 - LAURIE COLLINS IRREVOCABLE FAMILY TRUST Municipality DYBERRY TOWNSHIP
Information: Grantor: DROPPA, DANIEL A 2 - DROPPA, JILL B Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: DANIEL DROPPA IRREVOCABLE FAMILY TRUST 2 - JILL DROPPA IRREVOCABLE FAMILY TRUST Municipality CLINTON TOWNSHIP 1
Information: LOT 1 Grantor: CHYLE, JACOB 2 - CHYLE, ASHLEY M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$278,000.00 Grantee: CARTAGENA, BIANCA Municipality DAMASCUS TOWNSHIP
Information: LOT A Grantor: SZYMANSKI, LAURA A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: SWINGLE, NATHANIEL W Municipality SALEM TOWNSHIP
Information: Grantor: KELLAM, AMANDA L 2 - BECKER, AMANDA L 3 - KELLAM, THOMAS M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: BECKER, AMANDA L 2 - BECKER, ROBERT P Municipality DAMASCUS TOWNSHIP
Information: LOT 5 Grantor: DLUGI, JOZEF 2 - STRAMA, CZESLAW JAN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: DLUGI, JOZEF Municipality STERLING TOWNSHIP
Information: Grantor: KIMBERLY M OLVER REVOCABLE LIVING TRUST 2 - OLVER, KIMBERLY M TR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$250,000.00 Grantee: BRYANT, MICHAEL 2 - GAY, JESSICA Municipality BERLIN TOWNSHIP
Information: LOT 5 Grantor: DLUGI, JOZEF Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: DLUGI, JOZEF 2 - DLUGI, ANNA Municipality STERLING TOWNSHIP
Information: LOT 6 Grantor: DLUGI, JOZEF 2 - STRAMA, CZESLAW JAN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: STRAMA, CZESLAW JAN Municipality STERLING TOWNSHIP
Information: LOT 6 Grantor: STRAMA, CZESLAW JAN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: STRAMA, CZESLAW JAN 2 - JAWORSKA, EWELINA J Municipality STERLING TOWNSHIP

Information: LOT 8

Grantor: ZISER, THOMAS

2 - ZISER, RICHELLE

Locations: C -Map -Blk-Lot-unit

1 - N/-A

Consideration: \$360,000.00

Grantee: CHYLE, JACOB H

2 - CHYLE, ASHLEY M

Municipality

BERLIN TOWNSHIP

Information: LOT 1

Grantor: LOSCIG, KAREN ANN

2 - FINCH, KAREN ANN

3 - FINCH, JOHN DOUGLAS

Locations: C -Map -Blk-Lot-unit

1 - N/-A

Consideration: \$146,023.50

Grantee: FANNING FAMILY IRREVOCABLE INCOME ONLY
GRANTOR TRUST

2 - FANNING, ELIZABETH ANN TR

Municipality

SCOTT TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

March 17, 2025–March 21, 2025

Monday, March 17, 2025

Trial Term

Wednesday, March 19, 2025

9:00 AM

Central Court

9:30 AM

Henderson v. Frederick-Hickerson 89-2020-DR

Argument on Plaintiff's Motion for reconsideration of Custody opinion and
order dated December 12, 2024

Koblinski/Martin II

12:00 PM

Drug Court Team Meeting

12:30 PM

Drug Court

Friday, March 21, 2025

9:00 AM

PFA

457-2024-DR Ziser v. Ziser Campbell/J.Ellis

Petition to Withdraw PFA 433-2024-DR Barillo v. Atkins

10:00 AM

Mertz v. Angueira 88-2012-DR

Contempt

Pro Se/ Pro Se

COURT CALENDAR — FOURTH FLOOR COURTROOM #2
March 17, 2025–March 21, 2025

Monday, March 17, 2025

11:00 AM
In Re: A.H. 2-2025-DP
Disposition
Anderson/Martin II/Rechner/Collins

Thursday, March 20, 2025

10:00 AM
In Re: M.D. 91-2021-OC
Hearing on why Accounting should not be filed by Co-Guardian
Martin

1:30 PM
Commonwealth v. Brandon Seminario 4,5&6-2025-SA
Summary Appeal

Friday, March 21, 2025

10:00 AM
In Re: T. H. 53-2024-JV
Disposition Hearing
DA/Burlein

ARBITRATION ROOM CALENDAR

March 17, 2025–March 21, 2025

Tuesday, March 18, 2025

9:00 AM
Greene v. Jantz 529-2022-CV
Private Sale (Rechner)
Campbell/Pro Se

Friday, March 21, 2025

9:00 AM
Burns v. Miller 275-2024-DR (Karam)
Review Conference (Karam)
Campbell/Shotto

9:30 AM
Hoover v. Clark 84-2025-DR
Conciliation Conference (Karam)
Martin II/ Pro Se

10:00 AM
Khramtsovskiy v. Khramtsovskiy 89-2025-DR
Conciliation Conference (Karam)
Mastri/Pro Se

10:30 AM
Kaisen v. Murray 83-2025-DR
Conciliation Conference (Karam)
Collins/Pro Se

11:00 AM
Mertz v. Angueira 88-2012-DR
Conciliation Conference

11:30 AM
Tello v. Lanza 615-2022-DR
Conciliation Conference (Karam)

1:00 PM
Dutton v. Zirpoli 325-2015-DR
Conciliation Conference (Karam)
Campbell/Rechner

1:30 PM
Williams v. Williams 79-2023-DR
Divorce Settlement Conference (Karam)
O'Hara/Pierangeli

2:00 PM
Mazzarino v. Nichols 274-2022-DR
Conciliation Conference (Karam)
Martin II/Campbell



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