

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



May 3, 2024
Vol. 14, No. 10
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.



© 2023 *Legal Journal of Wayne County*

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.

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	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45
Estate Notice (3-time insertion)	\$65
Orphans Court; Accounting on Estates (2-time insertion)	\$45

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.

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	Free

*Individual copies available for \$5 each Subscription Year: March–February
Prorated subscriptions available*

WAYNE COUNTY OFFICIALS

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Robin Sampson

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.**

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 Vincent Cudemo also known as Vincent A. Cudemo, late of Clinton Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to Michelle Ann Cubria 128 Heatherwood Dr, Brookfield, CT 06804; Attorney for Estate: Zachary Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

5/3/2024 • 5/10/2024 • 5/17/2024

EXECUTOR'S NOTICE

ESTATE OF Gail S. Brill a/k/a Gail Joanne Brill a/k/a Gail Brill, late of Canaan Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Rebecca B. Casper, of 14 Haunted Hollow, Honesdale, PA 18431. Ethan C. Wood, Esq., 921

Court St., Honesdale, PA 18431,
Attorney for the Estate.

5/3/2024 • 5/10/2024 • 5/17/2024

ESTATE NOTICE

Estate of Helen A. Stegner
Late of Honesdale Borough
EXECUTOR
Honesdale National Bank
724 Main Street
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431

5/3/2024 • 5/10/2024 • 5/17/2024

ESTATE NOTICE

Estate of Allen John Knehr
AKA Allen J. Knehr
Late of Cherry Ridge Township
CO-EXECUTOR
Anna Marie Allen-Tuleya
1615 Roosevelt Highway
Honesdale, PA 18431
CO-EXECUTOR
Anthony J. Knehr
514 River Street
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

4/26/2024 • 5/3/2024 • 5/10/2024

ESTATE NOTICE

In the Estate of Lisa M. Falkoff, a/k/a Lisa Marie Falkoff of Preston Township, Wayne County, Commonwealth of Pennsylvania. Letters Testamentary in the above estate have been granted to Kylie Jo Slocum, a/k/a Kylie Slocum. 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

4/26/2024 • 5/3/2024 • 5/10/2024

ESTATE NOTICE

Estate of Wendy Helen Czar
AKA Wendy H. Czar
Late of Texas Township
ADMINISTRATOR
John J. Czar, Jr., a/k/a John Joseph Czar
22 Czar Lane
Honesdale, PA 18431
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

4/26/2024 • 5/3/2024 • 5/10/2024

ESTATE NOTICE

Estate of Helen E. Haynes
AKA Helen Haynes
Late of Starucca Borough
CO-EXECUTOR
Darl Haynes, a/k/a Darl F. Haynes
117 Kellogg Road
Starucca, PA 18462
CO-EXECUTOR
Darwin Haynes, a/k/a Darwin L. Haynes
143 Maple Grove Road
Starucca, PA 18462
ATTORNEY
Ronald M. Bugaj, Esq.
Bugaj/Fisher, PC
308 9th St., PO Box 390
Honesdale, PA 18431

4/26/2024 • 5/3/2024 • 5/10/2024

ESTATE NOTICE

Estate of Marie B. Reifler also known as Marie Reifler, late of Cherry Ridge Township, Wayne County Pennsylvania. Any person or persons having claim against or indebted to estate present same to Suzanne Reifler 47 Wanoka Road, Honesdale, PA 18431; Attorney for Estate: Stephen Jennings, Esquire, 303 Tenth Street, Honesdale, Pennsylvania 18431.

4/19/2024 • 4/26/2024 • 5/3/2024

ESTATE NOTICE

Estate of Elizabeth Ann Dunning
AKA Elizabeth A. Dunning AKA Elizabeth Dunning
Late of Dreher Township

EXECUTOR

Susan Dunning
465 Crestmont Drive
Newfoundland, PA 18445

ATTORNEY

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

4/19/2024 • 4/26/2024 • 5/3/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of William F. McElroy, who died on January 24, 2024, late a resident of 24 Warren Heights, Honesdale, PA 18431, to Tina Darlington, 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 Christine Rechner c/o RECHNER LAW OFFICE, Attorneys for the Estate, at 924 Church Street, Honesdale, PA 18431.

**RECHNER LAW OFFICE
ATTORNEYS FOR THE ESTATE**

4/19/2024 • 4/26/2024 • 5/3/2024

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters of Administration have been granted in the estate of JOSEPH W. SENCOSKI, JR., late of Sterling Township, PA., Date of death October 25, 2023. 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.

4/19/2024 • 4/26/2024 • 5/3/2024

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted to Gerald L. Piercy, Administrator of the Estate of Franklin J. Piercy, late of Wayne County, Honesdale, PA 18431, who died on March 5, 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 Administrator, Gerald L. Piercy, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

4/19/2024 • 4/26/2024 • 5/3/2024

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Laurann T. Hoover, and Diane Liuzzo, Co-Executors of the Estate of Thomas H. Liuzzo, late of Gouldsboro, PA, who died on January 12, 2024. All persons indebted to the Estate are required to make payment and those having claims or demands are to present the same without delay to the Co-Executors or to Carl J. Poveromo, Esquire, of Rinaldi & Poveromo, P.C., P.O. Box 826, Scranton, PA 18501.

**RINALDI & POVEROMO, P.C.,
Attorneys.**

4/19/2024 • 4/26/2024 • 5/3/2024

OTHER NOTICES

**NOTICE OF ARTICLES OF
PENNSYLVANIA
INCORPORATION
FOR NON-PROFIT**

NOTICE IS HEREBY GIVEN that Application for Articles of Incorporation for a Pennsylvania non-profit Company has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of establishing a Pennsylvania non-profit Corporation.

The name of the Corporation is Western Wayne Band Parents Association owned and operated by Hope Jezorwski and Shannon Walton. The Corporation shall be an exclusive charity for the promotion of music and field performances in the Commonwealth of Pennsylvania. In particular, the Corporation's purpose is a charitable organization for Western Wayne Band to promote music and field performances.

Attorney for Corporation
Tammy Lee Clause, Esquire
P.O. Box 241
Newfoundland, PA 18445
(570) 676-5212
attyclause@gmail.com

5/3/2024

**ARTICLES OF
INCORPORATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on the 19th day of April, 2024, for the purpose of obtaining a Certificate of Incorporation for a business Corporation to be organized under the Business Corporation Law of the Commonwealth of Pennsylvania of 1988.

The name of the corporation is
**ALL PHASE ELECTRICAL
SYSTEMS, INC.**

The purpose for which it is to be or has been organized is any and all lawful acts for which corporations may be incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431

5/3/2024

**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 February 27, 2024, for **ONE FIVE THREE ROSARIES AND DEVOTIONALS** with a principal place of business located at



THE FOREST LAKE CLUB
GOLF PROGRAM 2024

115 FLC Road, Hawley PA 18428



Enjoy casual golf on our relaxed, walkable, 9-hole mountain course and access to weekday Clubhouse dining throughout the season (May to October).* The Club's 2,461-yard par-32 course is environmentally treated. \$600 per season, limited availability.

For more information or an application,
contact Colleen Van Horn, General Manager,
gm@forestlakeclub.net or 570-685-7171.

*Daily dining schedule varies during the season, please check ahead.

895 The Hideout, Lake Ariel, PA 18436 in Wayne County. The individual interested in this business is Thomas Pedersen, also located at 895 The Hideout, Lake Ariel, PA 18436. This is filed in compliance with 54 Pa.C.S. 311.

5/3/2024

**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
MAY 15, 2024**

By virtue of a writ of Execution instituted by: NBT Bank, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 15th day of May, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

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

BEGINNING at a railroad spike placed for a corner in the middle of the macadam pavement of State Route #3004, said corner being

located 463 feet in a Northerly direction from the most Southeasterly corner of a 1.06 acre tract owned by David and Debra Skelton as recorded in Deed Book 476, Page 584 and being the most Southerly corner of the herein described tract.

THENCE North 14° 25' 00" West 160.00 feet along State Route #3004 to a railroad spike placed for a corner in the middle of the macadam pavement of said route.

THENCE through lands of Edward J. Jones, Jr., as recorded in the Deed Book 446, Page 350 North 75° 35' 00" East 320.00 feet to an iron pin placed for a corner. (Passing over an iron pin placed on line at 40.00 feet).

THENCE continuing through lands of Edward J. Jones, Jr., South 14° 25' 00" East 160.00 feet to an iron pin placed for a corner.

THENCE through aforementioned lands South 75° 35' 00" West 320.00 feet to the place of beginning. (Passing over an iron pin placed on line at 280.00 feet).

CONTAINING 1.175 acres, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Robert J. Swingle, widower and single, by virtue of

that Deed from Robert J. Swingle, widower and single, dated December 18, 2012, and recorded on December 19, 2012 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Book 4486, Page 83.

ADDRESS BEING: 91 Pond Road, Moscow, PA 18444

Seized and taken in execution as property of:
Jeanne M. Burd, Executrix of the Estate of Robert J. Swingle 91 Pond Rd MOSCOW PA 18444

Execution No. 245-Civil-2023
Amount \$93,353.13 Plus additional costs

February 26, 2024
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.

Nicholas D. Gregory Esq.

4/19/2024 • 4/26/2024 • 5/3/2024

**SHERIFF'S SALE
MAY 22, 2024**

By virtue of a writ of Execution instituted by: Bank of America, N.A. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of May, 2024 at 10:00 AM in the Conference Room on the third floor of th Wayne County Courthouse in the Borough of

**JOHN
REGAN
AUCTIONEER**

John Regan
Auctioneer
(570) 856-8840
www.johnreganauctions.com
reganauctions@yahoo.com

Successfully handling – Real Estate • Estates
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Honesdale the following property, viz:

ALL THAT CERTAIN piece, parcel and tract of land situate, lying and being in the Township of Paupack, County of Wayne, and Commonwealth of Pennsylvania, known and designated as Lot No. 19, as laid out and plotted upon a map entitled “Rockledge Section Three, Lands of Gumble Bros. Devel. Corp., Paupack Twp., Wayne Co., Penna., July 1971, Rev. 13 Nov. 1972, Scale 1” = 100’, Rev. July, 1978, Harry F. Schoenagel, R. S., Greentown, Pennsylvania,” said map being filed of record in the Office of the Recorder of Deeds in Wayne County, Pennsylvania, in Map Book 39 at page 51.

BEING a part of the same piece, parcel and tract of land granted and conveyed to the grantor herein by virtue of a certain deed from George Rodwin, et ux, et al, said deed being dated the 25th day of October, 1968, and being duly recorded in Wayne County Deed Book 245 at page 728.

EXCEPTING AND RESERVING thereout and therefrom to the grantor its successors and assigns, in common, however, with the grantees, their heirs and assigns, a strip of land twenty (20) feet in width bordering the southerly side of premises for a right-of-way, utility installation and maintenance purposes.

ALSO EXCEPTING AND RESERVING to the grantors, their

heirs and assigns, in common, however, with the grantees, their heirs and assigns, a certain parcel of land along the southwesterly and the southeasterly sides of the lot and being a cul-de-sac as laid out and set forth on the aforesaid map, said cul-de-sac being for right-of-way, utility installation and maintenance purposes.

AND THE GRANTEES, for themselves, their heirs and assigns, agree to and with the grantor, its successors and assigns, that the following restrictions and conditions shall be covenants running with the land:

The words “common use” as used herein shall be construed to mean the exclusive use by owners, and other guests, of properties developed by the grantor herein, its successors and assigns, on land described in and conveyed to the grantor herein by deed from George Rodwin, et ux, et al, dated the 25th day of October, 1968, and duly recorded in Wayne County Deed Book Volume 245 at page 728, and in a certain deed from George Rodwin, et ux, et al, to the grantor, said deed being dated the 3rd day of January 1969, and being duly recorded in Wayne County Deed Book 246 at page 1088..The true intent and meaning of this paragraph shall be that “common use” shall be the exclusive use of owners of property deriving title out of premises commonly known as Rockledge Section 1 (formerly Rodwin tract), Rockledge Section

2 and Rockledge Section 3, as well as other properties that have obtained rights from George Rodwin, et ux, aet al, whose property is surrounded by Rockledge Section 1, Rockledge Section 2 or Rockledge Section 3. The “common use” rights are subject to a certain Stipulation and Order filed of record to No. 4 June term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch, reference being had thereunto the same will more particularly appear.

Construction shall be limited to one single family dwelling on the above described premises and specifically if more than one of the original lots as laid out and plotted upon a certain “Map showing lands of Gumble Bros, Deval. Corp., Rockledge Section Three, Paupack Twp., Wayne County, Penna., July 1971, Rev. 13 Nov. 1972, Scale 1” = 100’, Rev. July, 1978, Harry F. Schoenagel, R. S., Greentown, Pennsylvania,” it is specifically understood that the parcels shown on the new map shall be considered only as one lot regardless of the number of original lots contained in the new parcel. Building plans and location of buildings on lots and type of construction shall require the approval of the grantor herein, its successors and assigns.

No buildings, garage or kitchen shall be erected unless there is first erected thereon a main front bugalow.

All buildings must have complete sanitary plumbing and septic tanks. Tents and temporary structures shall not be permitted, except in emergencies, upon approval of the grantor herein, its successors and assigns. All sewage shall be disposed of in accordance with at least the minimum standards required by any and all State or local authorities.

This deed carries with it the right of ingress and egress to Lake Wallenpaupack in all areas set aside by the grantor herein, its successors and assigns, for common use, and the use of all common use facilities provided, including all common use facilities to be set aside in the future by the grantor herein on certain tracts known as Rodwin Tract (Rockledge) Section 1, Rockledge Section 2 and Rockledge Section 3, with the following restrictions: All property owners using such facilities shall share a proportionate amount of the cost of maintenance. No docks for boating shall be allowed in areas set aside for swimming. Any dock in a common use area shall be for common use. All use of , and ingress and egress to Lake Wallenpaupack for recreational and other purposes must be within the rights granted by the Pennsylvania Power and Light Company as outlined in an Agreement dated October 30, 1952, and recorded in Wayne County Deed Book No. 182 at pages 435, 537 and 439, and subject to a certain Stipulation and Order filed of record to No. 4 June

term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch.

This conveys the right of ingress and egress over all roads or right-of-ways as shown on map made for the grantor herein, its successors or assigns, dated October 9, 1952, and any subsequent revision thereof, including Rodwin Tract (Rockledge) Section 1, 2 and 3 and subject to a certain Stipulation and Order filed of record to No. 4 June term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch, with specific reference being had to the prohibition against vehicular access to the roads in Rodwin (Rockledge) Section 1 and Rockledge Section 2, as well as the other restrictions contained in the aforesaid Stipulation and Order.

Roads made by the grantor herein, its successors and assigns, shall be maintained by the property owners.

Raising poultry and livestock will not be permitted.

The common use area to be set aside on Rodwin Tract (Rockledge) Section 2 shall be used exclusively for swimming and no boats shall be allowed in said area and is subject to a certain Stipulation and Order filed of record to No. 4 June term 1977 in the Court of Common Pleas of the 22nd Judicial District, Wayne County Branch.

Seized and taken in execution as property of:

Robert Compton, Executor of the Estate of Edward T. Sisco 28 Saw Mill Rd GREENTOWN PA 18426

Execution No. 454-Civil-2023
Amount \$172,441.19 Plus
additional costs

February 27, 2024
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.

Chelsea Nixon Esq.

4/26/2024 • 5/3/2024 • 5/10/2024

**SHERIFF'S SALE
MAY 22, 2024**

By virtue of a writ of Execution instituted by: U.S. Bank Trust Company, N.A., not in its Individual Capacity but solely as

Indenture Trustee of CIM Trust 2022-NR1 issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 22nd day of May, 2024 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 Parcel of Land I Township of Lake, Wayne County, Commonwealth of Pennsylvania, as more fully described in Book 501 Page 910 ID# 12-44-39, being known and designated as Lot 4063, Section 47 The Hideout, a Subdivision, filed in Plat Book 5 at Page 27.

BEING MORE FULLY DESCRIBED IN DEED AS THE FOLLOWING:

ALL THAT CERTAIN tract or parcel of land situate in the Township of Lake, Wayne County, Pennsylvania, known as Lot 4063 Section 47 of The Hideout, a subdivision situated in the Townships of Lake and Salem, Wayne County, Pennsylvania, according to the plats thereof recorded in the Office of the Recorder of Deeds of Wayne County, Pennsylvania April 9, 1970 in Plat Book 5, page 27; May 11, 1970 in Plat Book 5, pages 34, 37, 41 through 48 and 50; September 8, 1970 in Plat Book 5, page 57; February 8, 1971 in Plat Book 5, pages 62 and 63; March 24, 1971 in Plat Book 5, page 66; May 10, 1971 in Plat Book 5, pages 71 and 72; March 14, 1972 in Plat Book 5, pages 76, 79 through 84 and

86; May 26, 1972 in Plat Book 5, pages 93 through 95; September 26, 1972 in Plat Book 5, pages 96, 97 and 100 through 104; March 9, 1973 in Plat Book 5, page 106; March 23, 1973 in Plat Book 5, page 107; April 3, 1973 in Plat Book 5, pages 108 through 110; and May 18, 1973 in Plat Book 5, pages 111 through 119, and September 24, 1973 in Plat Book 5, pages 120 through 123 being part of the same premises which is owned by Hideout Properties, Inc. by deed from various grantors. UNDER AND SUBJECT to all easements, covenants, conditions, and restriction of record, including those set forth in the Declaration of Protective Covenants for The Hideout, dated as of May 11, 1970, as amended and supplemented, governmental liens created or suffered by grantees.

TOGETHER with all rights of way and UNDER AND SUBJECT to all easements, covenants, reservations, restrictions, exceptions and conditions of record as found in the chain of title.

BEING KNOWN AS: 7 EAGLE COURT FKA 4063 EAGLE COURT, LAKE ARIEL, PA 18436

PROPERTY ID NUMBER: 12-0-0044-0039.-

BEING THE SAME PREMISES WHICH FRANK L. DE NUNZIO BY DEED DATED 1/13/1989 AND RECORDED 1/17/1989 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 501 AT PAGE 910,

GRANTED AND CONVEYED
UNTO FRANK L. DE NUNZIO
AND MILDRED I. DENUNZIO,
HIS WIFE, NOW DECEASED.

Seized and taken in execution as
property of:
Frank L. De Nunzio 7 Eagle Court,
1246 The Hideout LAKE ARIEL
PA 18436

Execution No. 540-Civil-2023
Amount \$109,521.53 Plus
additional costs

February 27, 2024
Sheriff Christopher Rosler

**TO ALL CLAIMANTS TAKE
NOTICE:**

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

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

Danielle DiLeva Esq.

4/26/2024 • 5/3/2024 • 5/10/2024

**SHERIFF'S SALE
MAY 22, 2024**

By virtue of a writ of Execution
instituted by: US Bank Trust N.A.,
not in its Individual Capacity but
Solely as Owner Trustee for
VRMTG Asset Trust US Bank
Trust Company, National
Association, Not In It's Individual
Capacity But Solely As Indenture
Trustee Of CIM Trust 2022-NRI
issued out of the Court of Common
Pleas of Wayne County, to me
directed, there will be exposed to
Public Sale, on Wednesday the
22nd day of May, 2024 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 Piece or
Parcel of Land Situate, Lying and
being in the Township of Lehigh,
County of Wayne, State of
Pennsylvania, as Shown On "Map
of Pocono Peek Lake", Dated July
20, 1963, Drawn By The Running
Engineering Company, Scranton,
PA, as the Same is filed in the
Office of the Recorder of Deeds of
Wayne County, PA, in Map Book
6, at Page 34, and Designated
Thereon by Section H and Plot
Numbers 41 and 42.

PARCEL 2

ALL THAT CERTAIN Piece or
Parcel of Land, Situate, Lying and
Being in the Township of Lehigh,
County of Wayne, State of

Pennsylvania, as Shown On "Map of Pocono Peek Lake", Dated July 20, 1963, Drawn by the Dunning Engineering Company, Scranton, PA, as the Same is Filed in the Office of the Recorder of Deeds of Wayne County, PA, in Map Book 8, at Page 34, and Designated Thereon by Section H and Plot Numbers 43 and 44.

BEING KNOWN AS: 41 H PLACE, GOULDSBORO, PA 18424

PROPERTY ID NUMBER: 14-0-0004-0181 & 14-0-0004-0182

BEING THE SAME PREMISES WHICH ALICE V. ANGERMEYER BY DEED DATED 1/18/2008 AND RECORDED 7/29/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 3566 AT PAGE 21, GRANTED AND CONVEYED UNTO ALICE V. ANGERMEYER, NOW DECEASED, SHERI L. BROCK AND WILLIAM J. BROCK HUSBAND AND WIFE.

Seized and taken in execution as property of:
The Unknown Heirs of Alice V. Angermeyer Deceased 41 H Place GOULDSBORO PA 18424
William J. Brock 30 Pond Road MOSCOW PA 18444
Sheri Brock aka Sheri L. Brock, Individually & In Her Capacity as Heir of Alice V. Angermeyer,

Deceased 30 Pond Road MOSCOW PA 18444
Susan Coward Solely in Her Capacity as Heir of Alice V. Angermeyer, Deceased 362 E. Second Street LEXINGTON KY 40508

Execution No. 490-Civil-2021
Amount \$195,644.65 Plus additional costs

February 28, 2024
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Danielle DiLeva Esq.

4/26/2024 • 5/3/2024 • 5/10/2024

CIVIL ACTIONS FILED

FROM APRIL 13, 2024 TO APRIL 19, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2004-20391	FRIIS JODY ARTHUR	4/17/2024 1:42	SATISFACTION	—
2018-20116	FEA JASON	4/15/2024 3:46	SATISFACTION	33,147.22
2019-20126	HESSER WAYNE THOMAS	4/17/2024 1:42	SATISFACTION	—
2019-25294	WARREN JAMES SR	4/19/2024 1:46	SATISFACTION	—
2020-20527	WELCH NICOLE	4/15/2024 3:14	REIS/WRITSCIREFACIAS	—
2021-20507	RAM JOEL	4/15/2024 2:26	REIS/WRITSCIREFACIAS	—
2022-20432	SCOTT TRACEY	4/15/2024 12:55	REIS/WRITSCIREFACIAS	—
2022-20456	ECHO STAR NETWORK	4/15/2024 1:45	REIS/WRITSCIREFACIAS	—
2022-20707	BALLENTINE E SCHUYLER	4/16/2024 11:16	SATISFACTION	—
2022-20707	MILLESON MONIQUE	4/16/2024 11:16	SATISFACTION	—
2023-00152	DIEHL JUSTIN M	4/17/2024 11:20	JGMT/ARBITRATION AWD	10,424.78
2023-00222	JDF CONCRETE SERVICES LLC	4/19/2024 2:30	WRIT OF EXECUTION	49,358.87
2023-00222	FRANCIS JOHN	4/19/2024 2:30	WRIT OF EXECUTION	49,358.87
2023-00222	HONESDALE NATIONAL BANK GARNISHEE	4/19/2024 2:31	WRIT EXEC/GARNISHEE	—
2023-00469	SEPESI TINA	4/17/2024 12:23	DEFAULT JUDGMENT	2,232.02
2023-20569	ABREU SERGIO AUGUSTO	4/15/2024 3:34	WRIT OF SCIRE FACIAS	—
2023-20801	ZIELINSKI SULTANAH	4/18/2024 9:38	REIN/WRIT OF EXEC	9,608.26
2023-20802	MURPHY JAMES	4/18/2024 9:38	REIN/WRIT OF EXEC	2,145.25
2023-20802	FOX BETTY	4/18/2024 9:38	REIN/WRIT OF EXEC	2,124.25
2023-20803	MURPHY JAMES	4/18/2024 10:00	REIN/WRIT OF EXEC	5,127.31
2023-20803	FOX BETTY	4/18/2024 10:00	REIN/WRIT OF EXEC	5,127.31
2024-00040	LEFFERTS MICHAEL J	4/15/2024 10:52	WRIT OF EXECUTION	94,627.68
2024-00040	LEFFERTS COLLEEN	4/15/2024 10:52	WRIT OF EXECUTION	94,627.68
2024-00046	KULICK JOSHUA	4/17/2024 12:11	DEFAULT JUDGMENT	12,577.32
2024-00068	FALTZ RONALD S	4/17/2024 12:18	DEFAULT JUDGMENT	5,066.58
2024-20219	HERNANDEZ JOSHUA	4/19/2024 11:21	SATISFACTION	7,000.00
2024-20294	CASALE CHRISTINE	4/15/2024 11:49	JP TRANSCRIPT	1,160.82
2024-20295	TRABALKA JASON G	4/15/2024 12:04	MUNICIPAL LIEN	648.03
2024-20295	TRABALKA DEBRA M	4/15/2024 12:04	MUNICIPAL LIEN	648.03
2024-20296	RAIA JOHN	4/15/2024 12:14	MUNICIPAL LIEN	749.46
2024-20296	RAIA ANNETTE H	4/15/2024 12:14	MUNICIPAL LIEN	749.46
2024-20297	HANDL JUDY	4/15/2024 12:23	MUNICIPAL LIEN	770.60
2024-20298	SEMINARIO PAINTING LLC	4/15/2024 3:46	FEDERAL TAX LIEN	2,730.41
2024-20299	ABURUMEILEH ZIAD	4/15/2024 3:53	JUDGMENT	2,299.00
2024-20300	PROTZ GLEN A	4/15/2024 3:53	JUDGMENT	2,365.25
2024-20301	BRANNING KELLEY	4/15/2024 3:53	JUDGMENT	2,070.25

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

2024-20302	DEANA MORRIS LLC	4/16/2024 9:37	JUDG/ROCKLAND CTY NY	63,141.88
2024-20302	DEANNA MORRIS LLC	4/16/2024 9:37	JUDG/ROCKLAND CTY NY	63,141.88
2024-20302	MOTHER TRUCKN	4/16/2024 9:37	JUDG/ROCKLAND CTY NY	63,141.88
2024-20302	MOTHERTRUCKN D/B/A	4/16/2024 9:37	JUDG/ROCKLAND CTY NY	63,141.88
2024-20302	MORRIS DEANA LYNN	4/16/2024 9:37	JUDG/ROCKLAND CTY NY	63,141.88
2024-20302	VASAPOLLI JOSEPH ANTHONY	4/16/2024 9:37	JUDG/ROCKLAND CTY NY	63,141.88
2024-20303	CAVAGE PAUL	4/16/2024 11:32	TAX LIEN	112,531.80
2024-20304	SEMINARIO PAINTING	4/16/2024 11:33	TAX LIEN	3,547.66
2024-20305	RATH KEVIN	4/17/2024 12:17	FEDERAL TAX LIEN	67,877.35
2024-20305	RATH MOLLIE	4/17/2024 12:17	FEDERAL TAX LIEN	67,877.35
2024-20306	ZAFFINO MAURIO A	4/17/2024 12:18	FEDERAL TAX LIEN	76,278.58
2024-20306	ZAFFINO KRISTLE D	4/17/2024 12:18	FEDERAL TAX LIEN	76,278.58
2024-20307	ZAFFINO MAURIO A	4/17/2024 12:18	FEDERAL TAX LIEN	10,505.13
2024-20308	KANE ROBERT	4/17/2024 1:41	JUDGMENT	1,463.25
2024-20309	DIAZ SHAWN D	4/17/2024 1:41	JUDGMENT	1,140.25
2024-20310	RUSSELL CODY	4/17/2024 1:42	JUDGMENT	1,409.75
2024-20311	TROIANO DANIEL	4/17/2024 1:42	JUDGMENT	1,102.50
2024-20312	CHUMARD STARR	4/18/2024 12:13	JP TRANSCRIPT	4,492.25
2024-20313	FRICK LARRY	4/18/2024 2:35	JUDGMENT	1,261.00
2024-20314	FRICK LARRY	4/18/2024 2:35	JUDGMENT	5,939.99
2024-20315	RUSSO JOHN A	4/19/2024 4:06	JUDGMENT	2,203.25
2024-20316	OWENS KATHLEEN	4/19/2024 4:06	JUDGMENT	1,677.06
2024-20317	DIEHL ELYSIA	4/19/2024 4:07	JUDGMENT	20,772.54

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00197	CAVALRY SPV I LLC	PLAINTIFF	4/17/2024	—
2024-00197	SHIEPKO JOANN	DEFENDANT	4/17/2024	—
2024-00205	WELLS FARGO BANK N A	PLAINTIFF	4/19/2024	—
2024-00205	VILLARDI ANTHONY	DEFENDANT	4/19/2024	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00194	KRISKY CHERYL	PLAINTIFF	4/15/2024	—
2024-00194	EGLI KEITH INDIVIDUALLY AND D/B/A	DEFENDANT	4/15/2024	—
2024-00194	PRO VISION HOME INSPECTIONS	DEFENDANT	4/15/2024	—
2024-00194	PROVISIONS	DEFENDANT	4/15/2024	—
2024-00194	PROVISION HOME INSPECTIONS LLC	DEFENDANT	4/15/2024	—

MISCELLANEOUS — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00196	DAVIS MEGAN	PLAINTIFF	4/17/2024	—
2024-00196	TRUEACCORD CORP	DEFENDANT	4/17/2024	—
2024-00199	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	4/18/2024	—
2024-00199	DE MAGALHAES RODRIGO	DEFENDANT	4/18/2024	—
2024-00201	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	4/19/2024	—
2024-00201	DA SILVA VINCENT LLC	DEFENDANT	4/19/2024	—

2024-00202	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	4/19/2024	—
2024-00202	DA SILVA VINCENT LLC	DEFENDANT	4/19/2024	—
2024-00203	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT IN C	PLAINTIFF	4/19/2024	—
2024-00203	DE MAGALHAES RODRIGO	DEFENDANT	4/19/2024	—
2024-00204	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	4/19/2024	—
2024-00204	DE MAGALHAES RODRIGO	DEFENDANT	4/19/2024	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00195	RESIDENTIAL CAPITAL PARTNERS SECURED LOAN RUND XI LLC	PLAINTIFF	4/15/2024	—
2024-00195	ARCHWAY KEYSTONE GROUP LLC	DEFENDANT	4/15/2024	—
2024-00195	FRANCIS SANDY GUARANTOR	DEFENDANT	4/15/2024	—

TORT — MOTOR VEHICLE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2024-00200	SMA MINOR BY HER PARENTS AND NATURAL GUARDIANS	PLAINTIFF	4/18/2024	—
2024-00200	MARGRAF GERALD PARENT & NATURAL GUARDIAN	PLAINTIFF	4/18/2024	—
2024-00200	LLEWELLYN LARISSA PARENT & NATURAL GUARDIAN	PLAINTIFF	4/18/2024	—
2024-00200	C F A MINOR	DEFENDANT	4/18/2024	—
2024-00200	FORD DENNIS	DEFENDANT	4/18/2024	—
2024-00200	FORD SUSAN	DEFENDANT	4/18/2024	—
2024-00200	NATIONWIDE MUTUAL INSURANCE CO	DEFENDANT	4/18/2024	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 15, 2024 TO APRIL 19, 2024
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 70,000.00 Mortgagor: BENEDICT, JENNIFER 2 - BENEDICT, KATRINA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$70,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PAUPACK TOWNSHIP
Information: 400,000.00 Mortgagor: ALLEN, JOHN 2 - ALLEN, MELANIE K Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$400,000.00 Mortgagee: PLAINS COMMERCE BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 30,000.00 Mortgagor: CAMP CAITLIN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 237,500.00 Mortgagor: LUNA, JENETTE 2 - CULLITON, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$237,500.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 50,000.00 Mortgagor: MOORE, JENNIFER L 2 - MOORE, RICHARD J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: CITIZENS BANK Municipality LAKE TOWNSHIP
Information: 284,700.00 Mortgagor: KASE, PETER 2 - KASE, RENEE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$284,700.00 Mortgagee: HONESDALE NATIONAL BANK Municipality BERLIN TOWNSHIP
Information: 100,000.00 Mortgagor: CONKLING, DONALD L JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$100,000.00 Mortgagee: PENN EAST FEDERAL CREDIT UNION Municipality BERLIN TOWNSHIP
Information: 71,800.00 Mortgagor: BURKE, CODY D 2 - MCDONALD, COURTNEY P Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$71,800.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP
Information: 75,000.00 Mortgagor: ZEDAR, SARAH J Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality MOUNT PLEASANT TOWNSHIP
Information: 376,000.00 Mortgagor: SCHWARTZ, AMANDA R 2 - SCHWARTZ, ERIC Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$376,000.00 Mortgagee: CORNERSTONE BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP

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

Information: 344,000.00 Mortgagor: SCHWARTZ, AMANDA R 2 - SCHWARTZ, ERIC	Consideration: \$344,000.00 Mortgagee: CORNERSTONE BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 240,000.00 Mortgagor: SYMONIES, JONATHAN T 2 - RUSSICK, ALYSSA	Consideration: \$240,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: 202,400.00 Mortgagor: HUGENBRUCH, EMILY KATE 2 - HUGENBRUCH, BRIAN WILLIAM	Consideration: \$202,400.00 Mortgagee: PA STATE EMPLOYEES CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 225,000.00 Mortgagor: MARITATO, BRANDON 2 - MARITATO, AMY	Consideration: \$225,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 183,000.00 Mortgagor: MIHALICK, CHERYL AKA 2 - MIHALICK, CHERYL ANN AKA 3 - MIHALICK, ANDREW J JR	Consideration: \$183,000.00 Mortgagee: ROYAL UNITED MORTGAGE LLC 2 - ROYAL UNITED MORTGAGE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 125,000.00 Mortgagor: LOMBARDI, ELIZABETH S AKA 2 - LOMBARDI, ELIZABETH AKA	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CANAAN TOWNSHIP
Information: 150,000.00 Mortgagor: NICCOLL, RACHEL 2 - SHEEHAN, JOHN THOMAS	Consideration: \$150,000.00 Mortgagee: JPMORGAN CHASE BANK 2 - J P MORGAN CHASE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 149,000.00 Mortgagor: JENNINGS, TIMOTHY L 2 - JENNINGS, MARIA	Consideration: \$149,000.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 66,000.00 Mortgagor: MALAKIN, FINN E	Consideration: \$66,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 292,500.00 Mortgagor: BRITTON, NICOLAS TAYLOR 2 - BRITTON, TAYLOR ASHLEY	Consideration: \$292,500.00 Mortgagee: ALL CREDIT CONSIDERED MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: 100,000.00 Mortgagor: HEMMLER, KENNETH W 2 - HEMMLER, BRENNNA	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

Information: 92,000.00 Mortgagor: NEUBECK, NICOLAS 2 - NEUBECK, MEGAN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$92,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE Municipality DAMASCUS TOWNSHIP
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Information: 190,000.00 Mortgagor: SCHUMAN, JOHN DANIEL JR 2 - SCHUMAN, ERIN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$190,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ARK LA TEX FINANCIAL SERVICES 3 - ELEVEN MORTGAGE Municipality DAMASCUS TOWNSHIP
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Information: 220,000.00 Mortgagor: GAUTHIER, JOHN CHARLES 2 - GAUTHIER, ANDREA E Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$220,000.00 Mortgagee: NAVY FEDERAL CREDIT UNION Municipality SALEM TOWNSHIP
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Information: 285,000.00 Mortgagor: PFP&R SERVICES LLC 2 - P F P & R SERVICES L L C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$285,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
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Information: 88,000.00 Mortgagor: GUSTAFSON, HEATHER Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$88,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP
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Information: 433,200.00 Mortgagor: SCHMIDT, JESSICA A 2 - LENZER, CORY Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$433,200.00 Mortgagee: ESSA BANK & TRUST 2 - E S S A BANK & TRUST Municipality LEHIGH TOWNSHIP
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Information: 225,000.00 Mortgagor: ALAIMO, MICHAEL DOMINICK 2 - ALAIMO, CHERYL ANN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$225,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - NOVUS HOME MORTGAGE Municipality LAKE TOWNSHIP
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Information: 248,000.00 Mortgagor: MERVA, RYAN C Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$248,000.00 Mortgagee: USAA FEDERAL SAVINGS BANK 2 - U S A FEDERAL SAVINGS BANK 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
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Information: 50,000.00 Mortgagor: CASKEY, JOHN H JR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$50,000.00 Mortgagee: CITIZENS BANK Municipality BUCKINGHAM TOWNSHIP
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Information: 28,000.00 Mortgagor: NEWBOLD, ARMANDO F Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$28,000.00 Mortgagee: WAYNE BANK Municipality HONESDALE BOROUGH
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DEEDS

Information: Grantor: TREON, MICHAEL R	Consideration: \$500,000.00 Grantee: ALLEN, JOHN 2 - ALLEN, MELANIE K
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: LYNCH, CHERYL J TR 2 - DONALD M LYNCH REVOCABLE TRUST	Consideration: \$1.00 Grantee: LYNCH, CHERYL J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 2 Grantor: U S BANK TRUST TR BY AF 2 - HUDSON HOMES MANAGEMENT LLC AF 3 - HUDSON HOMES MANAGEMENT L L C AF	Consideration: \$250,000.00 Grantee: CULLITON, JOHN 2 - LUNA, JENETTE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: ENCORE OUTDOOR	Consideration: \$40,000.00 Grantee: CARIDA, BRIAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: WILCOX, YVONNE M 2 - PORTER, KIMBERLY 3 - VANNATTA, DAWN	Consideration: \$1.00 Grantee: WILCOX, YVONNE M 2 - VANNATTA, DAWN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP

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Information: Grantor: OMALLEY, JOHN C JR 2 - OMALLEY, KATHLEEN L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$133,000.00 Grantee: GRAY VENTURES LLC 2 - GRAY VENTURES L L C Municipality PRESTON TOWNSHIP
Information: LOT 918 Grantor: NIX, JOHN 2 - NIX, STACEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$470,000.00 Grantee: SCHWARTZ, ERIC 2 - SCHWARTZ, AMANDA R Municipality LAKE TOWNSHIP
Information: LOT 365 Grantor: OSMUN, JENNIFER TR 2 - YANDOLI, CHRISTOPHER TR 3 - OSMUN REVOCABLE LIVING TRUST 4 - YANDOLI REVOCABLE LIVING TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$430,000.00 Grantee: SCHWARTZ, ERIC 2 - SCHWARTZ, AMANDA R Municipality SALEM TOWNSHIP
Information: LOT 9 Grantor: FARRELL, JOSPEH EST AKA 2 - FARRELL, JOSEPH W EST AKA 3 - FARRELL, JOSEPH ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$340,000.00 Grantee: SYMONIES, JONATHAN T 2 - RUSSICK, ALYSSA Municipality WAYMART BOROUGH
Information: LOT 10 Grantor: CASTLE, MATTHEW D ADM 2 - KLOVENSKY, BERNADINE EST AKA 3 - KLOVENSKY, BERNADINE S EST AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Grantee: DIMARCO, FEDELE 2 - COSMAI, NILGUN Municipality SALEM TOWNSHIP
Information: Grantor: STRASBURGER, LUCILLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$184,000.00 Grantee: SWANKER, MICHAEL BENJAMIN Municipality CLINTON TOWNSHIP 1
Information: Grantor: LAKE, DANIEL EDWARD EST AKA 2 - LAKE, DANIEL E EST AKA 3 - LAKE, DONALD A JR ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Grantee: SWARTZ, HARRY D Municipality HONESDALE BOROUGH
Information: Grantor: ZEGERS, DANIEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$22,500.00 Grantee: TODD, BENJAMIN L Municipality PRESTON TOWNSHIP
Information: LOT 1 Grantor: SAMPSON, ALICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SAMPSON, THOMAS A JR 2 - SAMPSON, MARY E Municipality PRESTON TOWNSHIP
Information: LOT III Grantor: BRYANT, KATHERINE M 2 - MATZ, LAURA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$253,000.00 Grantee: HUGENBRUCH, BRIAN WILLIAM 2 - HUGENBRUCH, EMILY KATE Municipality HONESDALE BOROUGH
Information: Grantor: LIPKO, JAMES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: LIPKO, JAMES 2 - LIPKO, MICHELLE Municipality PRESTON TOWNSHIP

Information: LOT 4 Grantor: LIPKO, MICHELLE	Consideration: \$1.00 Grantee: LIPKO, MICHELLE 2 - LIPKO, JAMES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: MARITATO, CYNTHIA D	Consideration: \$305,000.00 Grantee: MARITATO, BRANDON 2 - MARITATO, AMY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: PARCEL 37 Grantor: DELGIACCO, PAUL	Consideration: \$269,000.00 Grantee: SANDLIN, WILLIAM C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 240 Grantor: NICCOLL, BRIDGET 2 - NICCOLL, RACHEL	Consideration: \$1.00 Grantee: NICCOLL, RACHEL 2 - SHEEHAN, JOHN THOMAS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 1459 Grantor: PELLEGRINO, JOHN	Consideration: \$3,000.00 Grantee: FAIRWAY CONSTRUCTION NINE LLC 2 - FAIRWAY CONSTRUCTION NINE L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 571 Grantor: WRIGHTINGTON, MICHAEL	Consideration: \$10.00 Grantee: LEVERONE, MICHAEL 2 - LEVERONE, SUSAN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: JENNINGS, TIMOTHY L 2 - JENNINGS, MARIA AKA 3 - MARIA, JENNINGS AKA	Consideration: \$235,000.00 Grantee: FOUR THREE ZERO LLC 2 - FOUR THREE ZERO L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: METZ, ALEXANDER 2 - METZ, STEPHANIE	Consideration: \$239,000.00 Grantee: JENNINGS, TIMOTHY L 2 - JENNINGS, MARIA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: MICKEL, DONALD	Consideration: \$82,500.00 Grantee: MALAKIN, FINN E
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 3102 Grantor: ROSENBLUM, ROCHELLE S	Consideration: \$1.00 Grantee: ROSENBLUM, ROCHELLE S TR 2 - ROSENBLUM LIVING TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: HICKORY BRANCH INC	Consideration: \$450,000.00 Grantee: BRITTON, NICOLAS TAYLOR 2 - BRITTON, TAYLOR ASHLEY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 1131 Grantor: FUNES, HUGO 2 - EASTON, DESIREE	Consideration: \$265,000.00 Grantee: AKSELRUD, VIKTOR E 2 - AKSELRUD, MARINA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

Information: LOT 17 Grantor: MARRERO, CHRISTINA ADM BY SHERIFF 2 - MARRERO, RAYMOND EST BY SHERIFF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,601.82 Grantee: WILMINGTON SAVINGS FUND SOCIETY TR Municipality LEHIGH TOWNSHIP
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Information: Grantor: LOHR, CHRISTINE EXR AKA 2 - LOHR, CHRISTINE A EXR AKA 3 - SCHUMAN, RUTH C EST AKA 4 - SCHUMAN, RUTH EST AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$200,000.00 Grantee: SCHUMAN, JOHN DANIEL JR 2 - SCHUMAN, ERIN DELLE Municipality DAMASCUS TOWNSHIP
--	---

Information: LOT A Grantor: HENDRICKSON, KELLY 2 - SEGARS, KELLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,000.00 Grantee: RZECZKOWSKI, JAYNE 2 - BURGER, NICHOLE Municipality LAKE TOWNSHIP
---	--

Information: Grantor: LOHR, CHRISTINE EXR AKA 2 - LOHR, CHRISTINE A EXR AKA 3 - SCHUMAN, RUTH C EST AKA 4 - SCHUMAN, RUTH EST AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$40,000.00 Grantee: SCHUMAN, JOHN DANIEL JR 2 - SCHUMAN, ERIN DELLE Municipality DAMASCUS TOWNSHIP
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Information: LOT 590 Grantor: MEADE, JOHN J 2 - WILBURN, SPRING M 3 - MEADE, SPRING M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Grantee: GAUTHIER, JOHN CHARLES 2 - GAUTHIER, ANDREA EVETTE Municipality SALEM TOWNSHIP
---	---

Information: Grantor: BARNES, GERARD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$565,000.93 Grantee: PFP&R SERVICES 2 - P F P & R SERVICES Municipality PAUPACK TOWNSHIP
--	--

Information: LOT 18 Grantor: IANSON, EVGUENI 2 - PETERSONE, AIJA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,000.00 Grantee: SWEENEY, JAMES JOSEPH JR Municipality DAMASCUS TOWNSHIP
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Information: LOT 836 Grantor: CORRELL, BARRY C 2 - CORRELL, DORIS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CORRELL, CHAD Municipality SALEM TOWNSHIP
--	---

Information: LOT 2258 Grantor: BUREK, LISA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$225,000.00 Grantee: ALAIMO, MICHAEL DOMINICK 2 - ALAIMO, CHERYL ANN Municipality LAKE TOWNSHIP
--	---

Information: Grantor: KERBS, GLENN J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Grantee: PULLEN, STEVEN 2 - PULLEN, KERRY Municipality DAMASCUS TOWNSHIP
--	--

Information: Grantor: DESYATNIK, ILONA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$171,100.00 Grantee: CRESTMONT FARM LLC 2 - CRESTMONT FARM L L C Municipality SCOTT TOWNSHIP
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Information: Grantor: BATES, KENNETH B 2 - BATES, JOANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BATES, JONATHAN R Municipality DYBERRY TOWNSHIP
Information: LOT 822 Grantor: MCGUIRE, DANIEL C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$248,000.00 Grantee: MERVA, RYAN C Municipality LAKE TOWNSHIP
Information: Grantor: WESOLOWSKI, ANDREW 2 - WESOLOWSKI, JEANNETTE S AKA 3 - WESOLOWSKI, JEANNETTE SMITH AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WESOLOWSKI, ANDREW 2 - WESOLOWSKI, JEANNETTE SMITH Municipality SCOTT TOWNSHIP
Information: LOT 10 Grantor: ORDNUNG, MARK A 2 - ORDNUNG, STEPHANIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$533,000.00 Grantee: NEWSUM, DANA Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: KATZMANN, KENNETH E 2 - KATZMANN, IBIS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KATZMANN, KENNETH E Municipality DAMASCUS TOWNSHIP
Information: Grantor: PIDEJIAN, ANTOVK EXR 2 - SARAJIAN, MICHAEL EXR 3 - KACHIAN, MARDIG EST AKA 4 - KACHIAN, MARTIN EST AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Grantee: PLUMADORE, PAUL E 2 - TINDELL, JAMES W Municipality DAMASCUS TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
May 6, 2024–May 10, 2024

Monday, May 6, 2024

11:00 AM
Babcock-Conklin v. Bell 338-2018-DR
Argument on Intervenor's exceptions to master report
Martin II/Pro Se/Rechner

1:00 PM
DRO Contempt

1:30 PM – 2:30 PM
De Novo Hearings
306-2023-DR Desantis v. Desantis
Bugaj/Katsock

Tuesday, May 7, 2024

8:45 AM
Cardone v. Graham 47-2024-DR
Shared Custody Hearing
Thomas/Pro Se

1:00 PM
Yankauskas v. Yankauskas 83-2017-DR
Review Custody Hearing
Bugaj/Mastri

Wednesday, May 8, 2024

9:00 AM
Central Court

10:30 AM
Commonwealth v. Nash 74-1997-JV
Hearing regarding Motion for Production of Juvenile records
DA/Farrell

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, May 9, 2024

9:00 AM
Formal Arraignment
13-2024-CR McLaughlin, Dan Martin II

9:00 AM

Commonwealth Matters

Argument 13-2023-CR Korman, Allison OAG/Burlein

Violation of Probation 42-2023-CR Scheibling, Joseph Campbell

Violation of Parole 236-2022-CR Bowes, Dania Martin II

Sentencing 387-2023 & 33-2024-CR Blair, Rollin K. Martin

Sentencing 116,143&233-2023-CR Kobetitsch, Christine Campbell

Sentencing 234-2023-CR Devlin, Jack Campbell

Sentencing 307-2023-CR Pomroy, Maureen Weed

Sentencing 208-2023-CR Johnson, Daniel Pro Se

1:00 PM

Commonwealth Matters

GP 69-2024-CR Arenas, Mark K. Martin

GP 370-2023-CR Minor III, Joseph Collin

ARD 162-2023-CR Lazaro, Richard Henry

GP 78-2024-CR Highhouse, Harriet Pfaff

GP 36-2024-CR Davis, Donelle Burlein

GP 363-2023-CR Ramos-Lopez, Roberts Collins

ARD 220-2023-CR Martinezbeltre, Eimy Mincer

2:00 PM

Plea Offers

Friday, May 10, 2024

9:00 AM

PFA

183-2023-DR Muir v. Runne Thomas/T.Farley

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

May 6, 2024–May 10, 2024

Monday, May 6, 2024

9:00 AM

Status Conferences

9:00 680-2023-CV Weber v. Frisch Johns/

9:45 32-2024-CV Firmstone v. Bas Martin/Treat

10:00 33-2024-CV Talley v. Mayer Owens/Neyhart

10:15 35-2024-CV Cassel v. Milliken & Company Timoney/Namey

10:30 52-2024-CV Zydizk v. Haverkorn Fox/Domanish

10:45 62-2024-CV Remo v. Jorge Clause

11:00 63-2024-CV Zardoost v. Happy Trails LeXieux-Fillery/Reilly/Pritchky

9:30 AM

Thompson v. Fulkrod 36-2024-DR

Primary Custody Hearing

Thomas/J.Ellis

1:30 PM
In Re: D.R. 37-2019 JV; 2, 4&26-2021-JV
Dispositional Review Hearing
DA/Farrell

2:00 PM
In Re: A. L. 3-2024-JV
Contested Finding of Fact hearing
DA/Martin II

Tuesday, May 7, 2024

9:00 AM
Dependency
9:00 Permanency Review 32-2014-DP Z. B.
Anderson/Campbell/Burlein/Collins

9:30 AM
In Re: K. McCarthy 10-2023-AD
Status Conference
Campbell/J.Ellis

10:00 AM
Grzejka v. Coscia 435-2023-CV
Hearing on Petition for Special Relief
Weed/Treat

11:00 AM
In Re: E. Washington III 12-2024-JV
Contested Adjudication Hearing
DA/Burlein

1:30 PM
In Re: Z. M. 9-2021-DP
Permanency Review- Wyoming County Case

2:00 PM
In Re: C. L.i 9-2023-AD
Adoption
Campbell

Wednesday, May 8, 2024

9:30 AM
In Re: Sader 181-2023-OCD
Hearing on Petition for Probate of Codicil & Remove Executor from the
Estate
Martin/Bugaj

1:30 PM
Sheriff v. Klueber 387-2023-DR
Motion to Extend PFA
Pro Se/Pro Se

2:00 PM
In re: T.L. 29-2023-dp
Permanency Review
ASL interpreter: Brian McHale

Thursday, May 9, 2024


9:00 AM
Estate of Beck 188-2023-OCD
Hearing on Exceptions to Accounting
Treat/Jennings

1:30 PM – 2:00 PM
In Re: J. R.s 4-2024-AD; J. T. 5-2024-AD; S. T. 6-2024-AD;
Adoption
Henry

Friday, May 10, 2024

9:00 AM
Commonwealth v. Schwartz 336-2016-CR
Evidentiary Hearing on Defendants Amended PCRA
DA/Pfaff

1:30 PM
In Re: K.G. 1-2024-JV
Contested Finding of fact
DA/Moulton



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ARBITRATION ROOM CALENDAR

May 6, 2024–May 10, 2024

Monday, May 6, 2024

9:00 AM
Boltz v. Lasco 491-2020-DR
Divorce hearing (Larson)
Pierangeli/Farrell

Tuesday, May 7, 2024

9:30 AM
Magdits v. Magdits 61-2012-DR
Custody Hearing (Zimmerman)
Pro se/Farrell

Thursday, May 9, 2024

1:00 PM
Rampersad v. Enot 393-2023-DR
Custody Hearing (Larson)
Campbell/Coyer

Friday, May 10, 2024

9:00 AM
Everitt v. Everitt 383-2021-DR
Conciliation Conference (Karam)
Farrell/Rechner

9:30 AM
Preziosi v. Preziosi 566-2016-DR
Conciliation Conference (Karam)
Farrell/Muir



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