

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

January 31, 2025

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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.



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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.

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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Coroner

Edward Howell

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Catherine Rickard
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 Jordan M. Deskus
AKA Jordan Deskus
Late of Newfoundland, PA
CO-ADMINISTRATOR
Chad Deskus
420 Huckleberry Rd.
Newfoundland, PA 18445
CO-ADMINISTRATOR
Devin Deskus
512 N. Brenner St.
Bethlehem, PA 18015
ATTORNEY
Michael D. Recchiuti, Esq.
60 West Broad St., Ste. 303
Bethlehem, PA 18018

1/31/2025 • 2/7/2025 • 2/14/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Christopher J. Scicutella, Executor of the Estate of Marie Scicutella, late of Wayne County, Honesdale, PA 18431, who died on December 17, 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 Executor, Christopher J. Scicutella, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

1/31/2025 • 2/7/2025 • 2/14/2025

ESTATE NOTICE

Estate of Rose E. Wargo
AKA Rose Wargo
Late of South Canaan Township
ADMINISTRATOR
Robert J. Wargo
270 Jubinsky Road
Waymart, PA 18472
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/31/2025 • 2/7/2025 • 2/14/2025

ESTATE NOTICE

Estate of Robert H. Roth
AKA Robert Henry Roth AKA
Robert Roth
Late of Waymart Borough
EXECUTOR
Barbara Carannante
2349 Saint Kennedy Lane
Buford, GA 30518
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

1/31/2025 • 2/7/2025 • 2/14/2025

ESTATE NOTICE

Estate of Mary Joan Cobb
Late of Lake Township
CO-EXECUTOR
Mary M. Coccodrilli
1069 Midvalley Road
Lake Ariel, PA 18436
CO-EXECUTOR
Eileen Lubaszewski
1020 Easton Tpk.
Lake Ariel, PA 18436
ATTORNEY
Gregory & Associates, P.C.
307 Erie Street
Honesdale, PA 18431

1/24/2025 • 1/31/2025 • 2/7/2025

NOTICE OF EXECUTOR

Estate of Angelo J. Ciraolo, Jr.
a/k/a Angelo J. Ciraolo, Deceased,
late of Dyberry Township, Wayne
County, Pennsylvania. Letters
Testamentary in the above estate
have been granted to Susan Taylor.
All persons indebted to the said
estate are requested to make
payment, and those having claims
should present the same without
delay to: Susan Taylor at 99
Grimms Road, Honesdale, PA
18431 or to the attorneys for the
estate, Levy, Stieh & Baron, P.C.

By: John T. Stieh, Esquire
Attorney for the Estate
Levy, Stieh & Baron, P. C
542 U.S. Routes 6 & 209
P.O. Box D, Milford, PA 18337

1/24/2025 • 1/31/2025 • 2/7/2025

ESTATE NOTICE

Estate of Jacqueline Monique
Birkhoff
AKA Jacqueline Birkhoff
Late of Dreher Township
ADMINISTRATOR
Mary Moran, Esq.
109 Ninth Street (Foster Building)
Honesdale, PA 18431
ATTORNEY
Connie J. Merwine, Esq.
501 New Brodheadsville Blvd. N.
Brodheadsville, PA 18322

1/24/2025 • 1/31/2025 • 2/7/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of Richard C.
Kaufman, late of Damascus,
Wayne County, PA., Date of death
November 2, 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.

1/24/2025 • 1/31/2025 • 2/7/2025

ESTATE NOTICE

In the Estate of Michael V.
O’Neill, of Mount Pleasant
Township, Wayne County,
Commonwealth of Pennsylvania.

Letters Testamentary in the
above estate have been granted to
Colleen A. Kelly, a/k/a Colleen

Kelly. 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

1/24/2025 • 1/31/2025 • 2/7/2025

OTHER NOTICES

PUBLIC NOTICE

COURT OF COMMON PLEAS
OF WAYNE COUNTY
COMMONWEALTH OF
PENNSYLVANIA

NO. 214-Civil-2024

WAYNE BANK
Plaintiff,
vs.
AMY R. MARLING and RICK L.
OSBORNE
Defendant(s)

The plaintiff, Wayne Bank, has commenced a civil action against you for Complaint. The Court has authorized service of the Complaint upon you by publication.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are

warned that if you fail to do so the case may proceed against you and a judgment may be entered against you without further notice for relief requested by Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Northern Pennsylvania Legal Services
Wayne County Courthouse
925 Court Street
Honesdale PA 18431
877-953-4250

Stephen G. Bresset, Esq.
812 Court Street
Honesdale, PA 18431

1/31/2025

**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
FEBRUARY 26, 2025**

By virtue of a writ of Execution instituted by: Nationstar Mortgage 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 26th day of February, 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, parcel and tract of land situate and being in the Township of Paupack, County of Wayne and Commonwealth of Pennsylvania, described as follows:

BEING Lot No. 13, Section 2, Wallenpaupack Lake Estates, as recorded in the Recorder of Deeds Office at Honesdale, Pennsylvania in Plot Book Number 14, Page 17.

KNOWN as Lot 31, Section 2, Wallenpaupack Drive, Wallenpaupack Lake Estates, Wayne County, PA.

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

The Right of First Refusal as held by the Wallenpaupack Lake Estates Property Owner's Association, has been waived as to Lot 31, Section 2, regarding this conveyance in the Grantees herein.

PARCEL # 19-0-0029-0137

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1180 Wallenpaupack Drive, Lake Ariel, PA 18436

BEING THE SAME PREMISES which Jason C. Poirier and Lynn M. Poirier, husband and wife, by Deed dated April 30, 2007 and recorded June 13, 2007 in the

Office of the Recorder of Deeds in and for the County of Wayne, Pennsylvania in Book 3314, Page 172, Instrument Number 200700006195 granted and conveyed unto Robert D. King, single and Milissa L. King, single, as Joint Tenants with Right of Survivorship, in fee.

Seized and taken in execution as property of:
Milissa L. King 1180
Wallenpaupack Drive LAKE
ARIEL PA 18436

Execution No. 620-Civil-2022
Amount \$125,867.52 Plus
additional costs

November 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.

Samantha Gable Esq.

1/31/2025 • 2/7/2025 • 2/14/2025

CIVIL ACTIONS FILED

FROM JANUARY 11, 2025 TO JANUARY 17, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2012-00479	POZZA GRACE M	1/16/2025 9:12	RELEASE LIS PENDENS	—
2012-00479	POZZA ANGELO J	1/16/2025 9:12	RELEASE LIS PENDENS	—
2019-20718	BADUM ANDREW R	1/14/2025 12:41	SATISFACTION	3,250.01
2021-00441	WASMAN EILEEN V	1/13/2025 11:31	WRIT OF EXECUTION	6,081.05
2021-00441	TD BANK GARNISHEE	1/13/2025 11:31	WRIT EXEC/GARNISHEE	—
2023-00222	JDF CONCRETE SERVICES LLC	1/16/2025 10:39	SATISFACTION	—
2023-00222	FRANCIS JOHN	1/16/2025 10:39	SATISFACTION	—
2024-00329	WINTERS WILLIAM	1/13/2025 11:44	DEFAULT JUDGMENT	11,141.86
2024-00471	BG QUARRIES LLC	1/13/2025 12:26	DEFAULT JUDGMENT	457,934.56
2024-00471	WRM ENTERPRISES	1/13/2025 12:26	DEFAULT JUDGMENT	457,934.56
2024-00471	GOODWIN MELODY R	1/13/2025 12:26	DEFAULT JUDGMENT	457,934.56
2024-00583	YAMAMOTO KATIE J	1/16/2025 10:57	DEFAULT JUDGMENT	3,560.83
2024-00605	CROFT GERALDINE	1/15/2025 3:38	JDGMT BY COURT ORDER	—
2024-00605	HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS	1/15/2025 3:38	JDGMT BY COURT ORDER	—
2024-00605	AND ANY AND ALL PERSONS CLAIMING IN AN THROUGH HER	1/15/2025 3:38	JDGMT BY COURT ORDER	—
2024-00609	ELDRED JASON M	1/14/2025 1:01	DEFAULT JUDG IN REM	105,375.15
2024-00609	ELDRED BOBBI L A/K/A	1/14/2025 1:01	DEFAULT JUDG IN REM	105,375.15
2024-00609	ELDRED BOBBI-LEIGH A/K/A	1/14/2025 1:01	DEFAULT JUDG IN REM	105,375.15
2024-00609	VADOVSKY BOBBI A/K/A	1/14/2025 1:01	DEFAULT JUDG IN REM	105,375.15
2024-00609	VADOVSKY BOBBI-LEIGH	1/14/2025 1:01	DEFAULT JUDG IN REM	105,375.15
2024-00609	ELDRED JASON M	1/14/2025 1:03	WRIT OF EXECUTION	105,375.15
2024-00609	ELDRED BOBBI L A/K/A	1/14/2025 1:03	WRIT OF EXECUTION	105,375.15
2024-00609	ELDRED BOBBI-LEIGH A/K/A	1/14/2025 1:03	WRIT OF EXECUTION	105,375.15
2024-00609	VADOVSKY BOBBI A/K/A	1/14/2025 1:03	WRIT OF EXECUTION	105,375.15
2024-00609	VADOVSKY BOBBI-LEIGH	1/14/2025 1:03	WRIT OF EXECUTION	105,375.15
2024-00634	CHAMPLUVIER GERALDINE	1/17/2025 1:43	DEFAULT JUDGMENT	13,061.10
2024-20418	ROBERTS RICHARD E	1/13/2025 2:10	WRIT OF EXECUTION	14,899.71
2024-20418	ROBERTS MARILYN J	1/13/2025 2:10	WRIT OF EXECUTION	14,899.71
2024-20469	REPKIE SANDRA L	1/16/2025 12:18	WRIT OF SCIRE FACIAS	—
2024-20508	TALLMAN MASONRY INCORPORATED A CORPORATION	1/14/2025 12:41	SATISFACTION	17,462.62
2024-20668	ROY ROSE ANN	1/16/2025 1:07	WRIT OF SCIRE FACIAS	—

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

2024-20675	ROLDAN ISAAC ISIAH	1/16/2025 12:39 WRIT OF SCIRE FACIAS	—
2024-20761	GRUVER BRIAN	1/16/2025 12:56 WRIT OF SCIRE FACIAS	—
2024-20877	BERNSTEIN KENNETH	1/14/2025 9:04 SATISFACTION	—
2024-20877	BERNSTEIN NANCY	1/14/2025 9:04 SATISFACTION	—
2025-20012	CARDELL JOHN WILLIAM	1/15/2025 2:05 SATISFACTION	—
2025-20025	KOZMA THOMAS	1/13/2025 12:01 JUDGMENT	1,463.75
2025-20026	HENNING JASON	1/13/2025 12:00 JUDGMENT	1,494.25
2025-20027	MCELYA JENNIFER	1/13/2025 12:30 JP TRANSCRIPT	1,177.56
2025-20028	ZIEGLER JACK	1/13/2025 12:53 JP TRANSCRIPT	10,541.04
2025-20029	CURANOVIC MARJAN RESPONSIBLE PARTY OF	1/14/2025 10:24 TAX LIEN	856.73
2025-20029	IRON EAGLE OF HONESDALE INC	1/14/2025 10:24 TAX LIEN	856.73
2025-20030	SEMINARIO BRANDON C RESPONSIBLE PARTY OF	1/14/2025 10:24 TAX LIEN	25,689.02
2025-20030	SEMINARIO PAINTING	1/14/2025 10:24 TAX LIEN	25,689.02
2025-20031	LATOURETTE KEVIN RESPONSIBLE PARTY OF	1/14/2025 10:25 TAX LIEN	52.43
2025-20031	CKJKJ LLC	1/14/2025 10:25 TAX LIEN	52.43
2025-20032	PONS PABLO RESPONSIBLE PARTY OF	1/14/2025 10:25 TAX LIEN	3,963.75
2025-20032	ARTHUR AVENUE ITALIAN DELI INC	1/14/2025 10:25 TAX LIEN	3,963.75
2025-20033	SEMINARIO SHANNON RESPONSIBLE PARTY OF	1/14/2025 10:25 TAX LIEN	25,689.02
2025-20033	SEMINARIO PAINTING	1/14/2025 10:25 TAX LIEN	25,689.02
2025-20034	BREYMEIER BILL RESPONSIBLE PARTY OF	1/14/2025 10:25 TAX LIEN	2,410.98
2025-20034	BREYMEIER MASONRY & EXCAVATING INC	1/14/2025 10:25 TAX LIEN	2,410.98
2025-20035	PUJOLS ANGEL L ROJAS	1/14/2025 11:42 JUDGMENT	1,395.75
2025-20035	ROJAS ANGEL L PUJOLS	1/14/2025 11:42 JUDGMENT	1,395.75
2025-20036	SEELEY JOHN D	1/14/2025 11:42 JUDGMENT	7,823.25
2025-20037	SMITH ALEXANDER	1/14/2025 11:42 JUDGMENT	4,408.85
2025-20038	UPDAVE INCORPORATED A CORPORATION	1/14/2025 12:41 FEDERAL TAX LIEN	18,424.12
2025-20038	THE CROSSROADS	1/14/2025 12:41 FEDERAL TAX LIEN	18,424.12
2025-20039	HARRIS AMBER	1/15/2025 1:20 ABSTRACT JUDGMENT	746,264.51
2025-20040	LILLY DAILEY	1/15/2025 2:05 JUDGMENT	1,863.50
2025-20041	KUNEY GILBERT	1/15/2025 2:05 JUDGMENT	1,825.79
2025-20042	FITZMORRIS JOHN M	1/15/2025 2:05 JUDGMENT	1,537.25
2025-20043	MULVEY LORI A	1/15/2025 2:05 JUDGMENT	3,476.75
2025-20044	JOHNSON DANIEL R	1/16/2025 2:43 JUDGMENT	1,993.25
2025-20045	FARRACHI CHRISTINA	1/16/2025 2:44 JUDGMENT	1,638.65
2025-20046	POLTROCK ROBERT	1/16/2025 2:44 JUDGMENT	9,713.45
2025-20047	CROMBLEY ROSEANN J	1/17/2025 1:28 JUDGMENT	2,320.25
2025-20048	CROMBLEY ROSEANN J	1/17/2025 1:28 JUDGMENT	6,551.79
2025-20049	DEVLIN ANDREW D	1/17/2025 1:29 JUDGMENT	4,695.25
2025-20050	CASALE ANTHONY M	1/17/2025 1:29 JUDGMENT	812.25
2025-20051	DEVLIN ANDREW D	1/17/2025 1:29 JUDGMENT	963.25
2025-20052	DEVLIN ANDREW D	1/17/2025 1:29 JUDGMENT	570.25
2025-20053	BOWSER MARK D	1/17/2025 1:29 JUDGMENT	1,083.19

2025-40001	CHRISTENSEN DEBORAH OWNER	P	1/14/2025 3:09	STIP VS LIENS	—
2025-40001	CHRISTENSEN LOUIS CHARLES JR OWNER	P	1/14/2025 3:09	STIP VS LIENS	—
2025-40001	SHORTEN HOMES CONTRACTOR		1/14/2025 3:09	STIP VS LIENS	—

CIVIL ACTION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00031	FOLEY JOE	PLAINTIFF	1/17/2025	—
2025-00031	THE HOME DEPOT INC	DEFENDANT	1/17/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00014	CAVALRY SPV I LLC	PLAINTIFF	1/13/2025	—
2025-00014	DOHERTY VALERIE	DEFENDANT	1/13/2025	—
2025-00015	CITIBANK N A	PLAINTIFF	1/13/2025	—
2025-00015	GALANTE MICHELE	DEFENDANT	1/13/2025	—
2025-00016	CITIBANK NA	PLAINTIFF	1/13/2025	—
2025-00016	JONES ADAM W	DEFENDANT	1/13/2025	—
2025-00017	CITIBANK NA	PLAINTIFF	1/13/2025	—
2025-00017	JONES ADAM W	DEFENDANT	1/13/2025	—
2025-00028	MIDLAND CREDIT MANAGEMENT INC	PLAINTIFF	1/15/2025	—
2025-00028	MORAN KEVIN G	DEFENDANT	1/15/2025	—
2025-00029	BANK OF AMERICA N A	PLAINTIFF	1/16/2025	—
2025-00029	EBERT JEREMY S	DEFENDANT	1/16/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00033	PORFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	1/17/2025	—
2025-00033	KRENTZ DAWN	DEFENDANT	1/17/2025	—
2025-00034	THE HONESDALE NATIONAL BANK	PLAINTIFF	1/17/2025	—
2025-00034	SCANLON FRANCIS	DEFENDANT	1/17/2025	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00018	NOTARO GERARD	PLAINTIFF	1/14/2025	—
2025-00018	RIEDEL CANDACE	DEFENDANT	1/14/2025	—
2025-00018	CG'S VACATION RENTAL PROPERTY MANAGEMENT LLC	DEFENDANT	1/14/2025	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00032	PENNSYLVANIA STATE EMPLOYEES CREDIT UNION	PLAINTIFF	1/17/2025	—
2025-00032	ANGERMEIER BRYAN K	DEFENDANT	1/17/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00021	CERTIFICATE OF TITLE 4MZKP13C823503532	PETITIONER	1/15/2025	—
2025-00021	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00021	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	PETITIONER	1/15/2025	—
2025-00022	CERTIFICATE OF TITLE 2C4RDGBG4GR284909	PETITIONER	1/15/2025	—
2025-00022	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00022	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/15/2025	—
2025-00023	CERTIFICATE OF TITLE 1FDXE45PX70A20056	PETITIONER	1/15/2025	—
2025-00023	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00023	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/15/2025	—
2025-00024	CERTIFICATE OF TITLE FOR SW120509 PA	PETITIONER	1/15/2025	—
2025-00024	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00024	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/15/2025	—
2025-00025	CERTIFICATE OF TITLE 1FMZ463KY5ZA02029	PETITIONER	1/15/2025	—
2025-00025	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00025	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/15/2025	—
2025-00026	CERTIFICATE OF TITLE FOR 1FMHK8F89CGA70497	PETITIONER	1/15/2025	—
2025-00026	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00026	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/15/2025	—
2025-00027	CERTIFICATE OF TITLE KMHCM3AC3B4187995	PETITIONER	1/15/2025	—
2025-00027	KRAJKOVICH JOHN PAULS AUTO & TOWING	PETITIONER	1/15/2025	—
2025-00027	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	1/15/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00019	NEW AMERICAN FUNDING LLC FKA	PLAINTIFF	1/14/2025	—
2025-00019	BROKER SOLUTIONS INC DBA	PLAINTIFF	1/14/2025	—
2025-00019	NEW AMERICAN FUNDING	PLAINTIFF	1/14/2025	—
2025-00019	SANTANA LUIS JR	DEFENDANT	1/14/2025	—
2025-00019	SANTANA LISA	DEFENDANT	1/14/2025	—

2025-00020	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	1/14/2025	—
2025-00020	BABCOCK MARION J	DEFENDANT	1/14/2025	—
2025-00020	BABCOCK SHANE A	DEFENDANT	1/14/2025	—
2025-00030	PLANET HOME LENDING LLC	PLAINTIFF	1/16/2025	—
2025-00030	BEAN NATHAN T	DEFENDANT	1/16/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM JANUARY 6, 2025 TO JANUARY 10, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 147,250.00 Mortgagor: LUNA, AMOR 2 - LIM, EDWIN CARLO IGNACIO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$147,250.00 Mortgagee: NEW AMERICAN FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality TEXAS TOWNSHIP 1 & 2
Information: 414,000.00 Mortgagor: WILLIAMS, CHARLES A JR 2 - LUCKENBACH, LISA B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$414,000.00 Mortgagee: SWIFT HOME LOANS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 293,040.00 Mortgagor: ALVARADO, RONALD JR 2 - ALVARADO, ALISHA 3 - YOUNG, ALISHA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$293,040.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PALMYRA TOWNSHIP
Information: 87,000.00 Mortgagor: SHREK, JASON 2 - CARATURO, LIANE ALEXANDRA 3 - SHREK, LIANE ALEXANDRA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$87,000.00 Mortgagee: DIME BANK Municipality BERLIN TOWNSHIP
Information: 78,668.00 Mortgagor: JAMES H WILSON FUNERAL HOME INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$78,668.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 300,000.00 Mortgagor: YANKOLONIS, ALAN L 2 - YANKOLONIS, CHERYL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 154,000.00 Mortgagor: MACOTELA, WENDY HOPE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$154,000.00 Mortgagee: KIND LENDING 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: 250,000.00
Mortgagor: OCONNOR, PATRICK J

Consideration: \$250,000.00
Mortgagee: GUILD MORTGAGE COMPANY LLC
2 - GUILD MORTGAGE COMPANY L L C
3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit
1 - N/-A

Municipality
MOUNT PLEASANT TOWNSHIP

Information: 226,500.00
Mortgagor: FEENEY, JESSICA

Consideration: \$226,500.00
Mortgagee: SUMMIT MORTGAGE CORPORATION
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit
1 - N/-A

Municipality
HONESDALE BOROUGH

Information: 349,600.00
Mortgagor: SMITH, LAUREN
2 - BARRANCO, NICHOLAS

Consideration: \$349,600.00
Mortgagee: NEW AMERICAN FUNDING
2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS

Locations: C -Map -Blk-Lot-unit
1 - N/-A

Municipality
DREHER TOWNSHIP

Information: 7,500.00
Mortgagor: SNYDER, JULIE SERENA
Locations: C -Map -Blk-Lot-unit
1 - N/-A

Consideration: \$7,500.00
Mortgagee: PA HOUSING FINANCE AGENCY
Municipality
HAWLEY BOROUGH

Information: 75,000.00
Mortgagor: OSBORNE, KYLE

Consideration: \$75,000.00
Mortgagee: EASSIX REALTY
2 - E A S SIX REALTY

Locations: C -Map -Blk-Lot-unit
1 - N/-A

Municipality
SALEM TOWNSHIP

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Information: 413,500.00 Mortgagor: D A H INVESTMENTS LLC 2 - D A H INVESTMENTS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$413,500.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 58,415.25 Mortgagor: KINCH, JOAO LEE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$58,415.25 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality LAKE TOWNSHIP
Information: 72,800.00 Mortgagor: RUSSO, TAMMY L KERZIC 2 - KERZICRUSSO, TAMMY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$72,800.00 Mortgagee: FIRST NATIONAL BANK OF PA Municipality CLINTON TOWNSHIP 2
Information: 51,459.00 Mortgagor: JAMES H WILSON FUNERAL HOME INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$51,459.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 620,500.00 Mortgagor: PHTWO HOLDINGS LLC 2 - P H TWO HOLDINGS L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$620,500.00 Mortgagee: FIRST CITIZENS BANK & TRUST COMPANY Municipality PAUPACK TOWNSHIP
Information: 68,142.13 Mortgagor: VELASCO, KARINA 2 - GREENWOOD, JEREMY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$68,142.13 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality SALEM TOWNSHIP
Information: 75,000.00 Mortgagor: ZEILER, ERIC P 2 - ZEILER, CANDICE J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: THIRD FEDERAL SAVINGS & LOAN Municipality SALEM TOWNSHIP
Information: 111,164.00 Mortgagor: GRANT, CHRISTINE ANNE 2 - CACCHIOTTI, DOREEN A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$111,164.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 220,000.00 Mortgagor: RICARDO, KELLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Mortgagee: NATIONWIDE MORTGAGE BANKERS INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 125,356.00 Mortgagor: MYERS, MICHAEL R 2 - MYERS, DENISE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,356.00 Mortgagee: CARRINGTON MORTGAGE SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 359,746.00 Mortgagor: WEIDNER, MELISSA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$359,746.00 Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC 2 - VILLAGE CAPITAL & INVESTMENT L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH

Information: 448,000.00 Mortgagor: SWINGLE, SCOTTIE 2 - SWINGLE, YANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$448,000.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 448,000.00 Mortgagor: SWINGLE, SCOTTIE 2 - SWINGLE, YANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$448,000.00 Mortgagee: DIME BANK Municipality LAKE TOWNSHIP
Information: 245,080.00 Mortgagor: HERBSTER, TRISTAN 2 - REISKY, MIGNON SYLVIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$245,080.00 Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC 2 - VILLAGE CAPITAL & INVESTMENT L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 343,660.00 Mortgagor: BHOLAN, KANE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$343,660.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 50,000.00 Mortgagor: JONES, RANDY PAUL 2 - WEBER, CHRISTEN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality TEXAS TOWNSHIP 1 & 2

DEEDS


Information: Grantor: SMITH, ROBERT A 2 - SMITH, CHRISTINA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$155,000.00 Grantee: LUNA, AMOR 2 - LIM, EDWIN CARLO IGNACIO Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: RINALDI, CAROL 2 - RINALDI, DENISE 3 - RINALDI, DENNIS ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RINALDI, CAROL 2 - RINALDI, DENISE 3 - RINALDI, DENNIS ROBERT Municipality LEHIGH TOWNSHIP
Information: Grantor: DAVIS, CLIFFORD M 2 - DAVIS, LINDA V Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DAVIS, CLIFFORD M 2 - DAVIS, LINDA V 3 - GIALLELLA, LAUREN V 4 - DAVIS, ALEXANDER M 5 - BEDESEM, NICOLE A Municipality LAKE TOWNSHIP
Information: Grantor: XCLUSIVE PROPERTIES LLC 2 - XCLUSIVE PROPERTIES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: XCLUSIVE MANAGEMENT LLC 2 - XCLUSIVE MANAGEMENT L L C Municipality PAUPACK TOWNSHIP
Information: LOT 1 A Grantor: DEKLE, KAREN BY SHERIFF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$127,500.00 Grantee: TIGUE, THOMAS Municipality STERLING TOWNSHIP

Information: LOT 10 Grantor: MOREA, JOSEPH 2 - MOREA, MELISSA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MOREA, JOSEPH 2 - MOREA, MELISSA Municipality PAUPACK TOWNSHIP
Information: LOT 7 Grantor: ROSENTHAL, DAVID 2 - ROSENTHAL, NANCY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: DAVID ROSENTHAL TRUST 2 - NANCY ROSENTHAL TRUST 3 - ROSENTHAL, DAVID TR 4 - ROSENTHAL, NANCY TR Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 9R Grantor: YANKOLONIS, BARRY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,000.00 Grantee: YANKOLONIS, ALAN L 2 - YANKOLONIS, CHERYL Municipality PAUPACK TOWNSHIP
Information: LOT 4162 Grantor: HENKEL, JOSEPH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HENKEL, JOSEPH 2 - DIMICELI, RITA Municipality LAKE TOWNSHIP
Information: LOT 147 Grantor: BADALAMENTI, ANNE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$23,000.00 Grantee: MCGARRY, MATTHEW THOMAS 2 - MCGARRY, KIMBERLY Municipality PAUPACK TOWNSHIP
Information: LOT 2614 Grantor: AMATRUDO, JOSEPH 2 - AMATRUDO, KELLI ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$220,000.00 Grantee: MACOTELA, WENDY HOPE Municipality LAKE TOWNSHIP
Information: LOT 1396 Grantor: BAHAR, ODED 2 - BAHAR, JESSICA I Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$185,000.00 Grantee: BRENNAN, PAUL Municipality LAKE TOWNSHIP
Information: LOT 7 Grantor: ENOT, STEPHANE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$375,000.00 Grantee: OCONNOR, PATRICK J Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 69 Grantor: DONNELLY, KEVIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: KEVIN DONNELLY REVOCABLE LIVING TRUST 2 - DONNELLY, KEVIN TR Municipality PRESTON TOWNSHIP
Information: LOT 5 Grantor: BUDDENHAGEN, JOHN E EST 2 - PEARSON, AMY B EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$226,500.00 Grantee: FEENEY, JESSICA Municipality HONESDALE BOROUGH
Information: Grantor: OLIVO, JAMIE M 2 - OLIVO, MOISES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$368,000.00 Grantee: BARRANCO, NICHOLAS 2 - SMITH, LAUREN Municipality DREHER TOWNSHIP
Information: Grantor: NANFELDT, JEFFREY R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$280,000.00 Grantee: RIDGESIDE MANOR Municipality DAMASCUS TOWNSHIP

Information: Grantor: EASSIX REALTY 2 - E A S SIX REALTY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$240,000.00 Grantee: OSBORNE, KYLE Municipality SALEM TOWNSHIP
Information: PARCEL 1 Grantor: EIGHTZEROONE BROTHERS REALTY CORP 2 - EIGHT ZERO ONE BROTHERS REALTY CORP Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: THREEONE RADFORD LLC 2 - THREE ONE RADFORD L L C Municipality SALEM TOWNSHIP
Information: LOT 14 Grantor: GONZALEZ, JORGE ENRIQUE 2 - DINOME, JAMES THOMAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: DINOME, JAMES THOMAS Municipality LEHIGH TOWNSHIP
Information: LOT 15 Grantor: GONZALEZ, JORGE E 2 - DINOME, JAMES T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: DINOME, JAMES T Municipality LEHIGH TOWNSHIP
Information: Grantor: MEO, ANTHONY 2 - WHITE, ADELAIDE F C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MEO, ANTHONY 2 - WHITE, ADELAIDE F C Municipality STERLING TOWNSHIP
Information: LOT 1 Grantor: BORQI, ARLIND Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Grantee: WEST POINT CONTRACTING INC Municipality PALMYRA TOWNSHIP
Information: LOT 31 Grantor: BOIKE, STEVEN 2 - BOIKE, KAREN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,323,200.00 Grantee: CAUDELL, MICHAEL HALE 2 - CAUDELL, DEBORAH E Municipality SALEM TOWNSHIP
Information: LOT 112R Grantor: MERCADO, CHRISTIAN 2 - STAPLE, JESSICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MERCADO, CHRISTIAN 2 - STAPLE, JESSICA Municipality PAUPACK TOWNSHIP
Information: Grantor: BEATON, JONATHAN RICHARD 2 - FRANJIONE, KELSEY R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Grantee: FRANKLIN, JIMMY PAUL 2 - FRANKLIN, MARIA CHRISTINE CROMER Municipality BETHANY BOROUGH
Information: Grantor: HOFFMAN, ALEXANDER 2 - HOFFMAN, ALEXANDRA LAZAR 3 - LAZARHOFFMAN, ALEXANDRA 4 - BROITMAN, FANYA 5 - GONOR, DINA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$51,500.00 Grantee: SHISH, TAMARA Municipality PAUPACK TOWNSHIP
Information: LOT 472 Grantor: SMITH, PHILLIP EST 2 - SMITH, CORY ALAN EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$5,700.00 Grantee: ALESSI, STEPHANIE 2 - ALESSI, MICHAEL Municipality SALEM TOWNSHIP

Information: LOT 2 Grantor: WEIDNER, MELISSA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WEIDNER, MELISSA Municipality HONESDALE BOROUGH
Information: LOT 56 Grantor: DEHAVEN, GEORGE KENNETH IV 2 - DEHAVEN, NICOLE LEA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$395,000.00 Grantee: ASHLEY, JENNIFER Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: WITTENBRADER, ROBERT E JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WITTENBRADER, JEFFREY M Municipality SALEM TOWNSHIP
Information: Grantor: WITTENBRADER, HARRIET E EST 2 - WITTENBRADER, JEFFREY EXR 3 - WITTENBRADER, ROBERT EXR 4 - HUGHES, LOUISE 5 - WITTENBRADER, JEFFREY 6 - WITTENBRADER, ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: WITTENBRADER, ROBERT E JR Municipality SALEM TOWNSHIP
Information: Grantor: KUZMIAK, PAULA BY AF 2 - MYERS, MICHELLE AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$228,000.00 Grantee: KUZMIAK, MICHAEL Municipality PALMYRA TOWNSHIP
Information: LOT 3 Grantor: RIGBY, ADAM RONALD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ADAM R RIGBY LIVING TRUST 2 - RIGBY, ADAM R TR Municipality STERLING TOWNSHIP
Information: Grantor: FENTON, MARY C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MARY CONWAY FENTON REVOCABLE LIVING TRUST AGREEMENT 2 - FENTON, MARY CONWAY TR Municipality DAMASCUS TOWNSHIP
Information: Grantor: FENTON, MARY C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MARY CONWAY FENTON REVOCABLE LIVING TRUST AGREEMENT 2 - FENTON, MARY CONWAY TR Municipality DAMASCUS TOWNSHIP
Information: LOT 22 Grantor: FLEDERBACH, RICHARD J 2 - FLEDERBACH, HOPE A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$350,000.00 Grantee: BHOLAN, KANE Municipality CHERRY RIDGE TOWNSHIP
Information: LOT 26 Grantor: HARAGEONES, CHRISTINA EST AKA 2 - HARAGEONES, CHRISTINA A EST AKA 3 - HARAGEONES, CHRISTINA E EST AKA 4 - HARAGEONES, JAMES A ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$65,000.00 Grantee: BOX, KATHRYN A 2 - DAVIS, JOSEPH D Municipality BUCKINGHAM TOWNSHIP

Information: Grantor: FLIPPING YORK LLC 2 - FLIPPING YORK L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$8,500.00 Grantee: DEOLIVEIRA, MICHAEL JOHNNY BRAGA 2 - BRAGA, DOMINIQUE CARDOSO ANGELO Municipality LAKE TOWNSHIP
Information: Grantor: SMITH, SHARON MARIE EST 2 - BRYANT, VICKY L ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BRYANT, VICKY L 2 - BOX, TAMMY S 3 - SMITH, ROBERT A Municipality BERLIN TOWNSHIP
Information: Grantor: SMITH, SHARON MARIE EST 2 - BRYANT, VICKY L ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BRYANT, VICKY L 2 - BOX, TAMMY S 3 - SMITH, ROBERT A Municipality BERLIN TOWNSHIP
Information: Grantor: CHISEK, SUZANNE EST 2 - CHISEK, JOSEPH D EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHISEK, JOSEPH D Municipality CLINTON TOWNSHIP 2
Information: LOT 28 Grantor: JOHNSON, SHIRLEY E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JOHNSON, SHIRLEY E 2 - JOHNSON, ERIC Municipality LEHIGH TOWNSHIP
Information: LOT 1 Grantor: OHMAN, DAVID R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$700,000.00 Grantee: HANKINS HOLLOW LP 2 - HANKINS HOLLOW L P Municipality MANCHESTER TOWNSHIP



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

February 3, 2025–February 7, 2025

Tuesday, February 4, 2025

8:45 AM
Figueroa v. Alma 397-2024-DR
Primary Custody Hearing
Campbell/Katsock

Wednesday, February 5, 2025

8:45 AM
Gonzalez v. Koloski 412-2024-DR
Custody Pre-Trial
Pro Se/ Pro Se

9:00 AM
Central Court 3rd Floor Courtroom

10:00 AM
Lotz v. Krupa 88-2024-Judg & 484-2023-DR
Hearing on Defendant's Petition to open and/or strike judgment entered on November 26, 2024 & Hearing on Plaintiff's motion to compel answers to interrogatories (484-2023-DR) & Defendants Petition for Contempt 484-2023-DR
Cali/Bugaj/J.Ellis

11:00 AM
Muir v. Muir & Beck 431-2024-DR & Muir v. Muir & Petillo-Beadle 430-2024-DR
Argument on Preliminary Objections
Farrell/Martin II

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Commonwealth v. William J. Morra 380-2024-CR
Non-Jury Trial
B.Ellis/Burlein

Thursday, February 6, 2025

9:00 AM
Formal Arraignment
179-2024-CR Stout, Phillip

9:00 AM

Commonwealth Matters

Sentencing 210-2024-CR O'Neal, Diane Burlein

Sentencing 337-2024-CR Glazewski, Jaroslaw Pfaff

Sentencing 387-2024-CR Kloski, Ariella K. Martin

Sentencing 253-2024-CR Funck, Kim Collins

Sentencing 345-2024-CR Teeple, Patrick Brown

Sentencing 281-2022-CR Barr, Robert Collins

Sentencing 220-2024-CR Scott, Brian Burlein

Sentencing 354-2024-CR Venticinque, Christopher Collins

Sentencing 175-2024-CR Walsh, Michael Scanlon

GP 431-2024-CR Eglesia, Jason Farrell

11:00 AM

Summary Appeals

63-2024-SA Chan, Boy Gin

64-71-2024-SA Bermudez, Luis

72-2024-SA Wood, Joseph Burlein

73-2024-SA Seyda, John J.

75-2024-SA Strasser, Jr., Joseph

61-2024-SA Strait, Charles DA/Baron

1:00 PM

Commonwealth matters

GP

440-2024-CR Novobilski, Ryan Turel

GP 279-2024-CR Branning, David Burlein

GP 301-2024-CR Leenig, Kathleen Burlein

GP 431-2024-CR Eglesia, Jason Farrell

ARD 454-2024-CR Racht, Frank T. Farley

ARD 466-2024-CR Esselman, Vanessa Farrell

GP 463-2024-CR Cutler, John Farrell

GP 423-2024-CR Apple, Jason K. Martin

Call of the List; Omnibus Motion and Motion to Compel

395-2024-CR Hageman, William OAG/

GP 393-2023-CR Harris, Frank Lermite

1:00 PM

Call of the List

Friday, February 7, 2025

8:30 AM

Gold v. Gold 448-2022-DR

Hearing on Petition for Custody Evaluation

Bugaj/Campbell

9:00 AM

PFA

380-2024-DR Drake v. Drake Martin II/ Burlein

10:00 AM – 10:30 AM

Rule to Dismiss

182-2022-DR Gevaras v. Gevaras Pro se/ Pro se

605-2022-DR Marvel-Allen v. Allen Farrell/Pro se

10:30 AM

Pino v. Pino 520-2023-DR

Contempt

J.Ellis/Weed

11:00 AM

MacMaster v. MacMaster 99-2024-DR

Plaintiff's Petition for Contempt and Petition for Exclusive Possession

Campbell/Cali

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

February 3, 2025–February 7, 2025

Monday, February 3, 2025

9:00 AM

Status Conferences

9:15 579-2023-CV Bardi v Nationwide Ohliger/Cole

9:30 540-2024-CV Rodriguez v. Bugaj Ohliger/Comerford

9:45 154-2024-CV US Bank v. Simpson Armstrong/Harrington

9:45 114-2024-CV Discover v. Robbins Armstrong/Harrington

10:00 581-2024-CV LMCJ v. Leshar Kane/Fanucci/Pro Se

10:15 542-2024-CV Ikeda & Malishewsky v. Semple

W.Martin/Zimmer/Larson

10:30 252-2023-CV US Bank v. Trapper/Martzen

Freedman/Gregory

9:00 AM

Firmstone v. Bas 32-2024-CV

Non-Jury Trial

Martin/Treat

10:00 AM

In Re: Estate of Castellani 165-2024-OCD

Second Petition to Compel Accounting

Jones

11:00 AM

In Re: K. O'Hara 22-2025-OCD

Guardianship Hearing

Martin II/Rechner

1:30 PM
Rogers v. Sandy 88-2022-CV
Hearing on Plaintiff's Motion for Writ of Seizure
Benedict/Farrell

Tuesday, February 4, 2025

9:00 AM
Dependency
9:00 Permanency Review 24-2021-DP In Re: A. A.
Anderson/Martin II/ B.Ellis
9:30 Dispositional Hearing 1-2025-DP In Re. B. H.
Anderson/Collins/Rechner/Martin II

Wednesday, February 5, 2025

9:00 AM
Reflection Lakes v Mercado & Echevarria 421-2023-CV
NJ Trial
Clause/Martin

Thursday, February 6, 2025

9:30 AM – 11:30 AM
In Re: A. Z. 158-2024-OCD
Petition for Adjudication of Incapacity and Appointment of Plenary Guardian
Campbell/Rechner

1:30 PM
Greene v. Jantz 529-2022-CV
Argument on Exceptions to Partition Masters Report
Martin/ Campbell

Friday, February 7, 2025

9:30 AM
Com v Maritato 378-2024-CR
Sentencing
DA/Mincer

10:00 AM
Com v Conforti 64-1991-CR
Case Management Conference (Zoom)

1:30 PM
In Re: B. Frederick 42-2024-JV
Adjudication/Delinquency/Disposition
DA/Farrell

ARBITRATION ROOM CALENDAR

February 3, 2025–February 7, 2025

Friday, February 7, 2025

9:00 AM – 9:30 AM
Current v. Current 395-2023-DR
Conciliation Conference (Karam)
DeLuca/Clause

9:30 AM – 10:00 AM
Williams v. Williams 79-2023-DR
Divorce Settlement Conference (Karam)
O’Hara/Pierangeli

10:00 AM – 10:30 AM
Emmet v. Lestrangle 189-2017-DR
Conciliation Conference (Karam)
Darmafol/Pro Se

10:30 AM – 11:00 AM
LaLima v. LaLima 22-2025-DR
Conciliation Conference (Karam)

11:00 AM – 11:30 AM
Dolph v. Dolph 490-2023-DR
Conciliation Conference (Karam)
Pro Se/ Pro Se

1:00 PM – 4:00 PM
Saylor v. Saylor/Dexheimer 45-2024-DR
Custody Hearing (Karam)
Thomas/Weed/pro Se

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