

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**

OF WAYNE COUNTY, PA



February 7, 2025  
Vol. 14, No. 50  
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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**Nicole Hendrix, Esq.**

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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.*

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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

**Judges of the Court of Common Pleas**

Janine Edwards, *President Judge*  
Matthew L. Meagher, *Judge*

**Magisterial District Judges**

Kay Bates  
Bonnie L. Carney  
Jonathan J. Dunsinger

**Court Administrator**

Nicole Hendrix, Esq.

**Sheriff**

Chris Rosler

**District Attorney**

A. G. Howell, Esq.

**Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

**Chief Public Defender**

Steven Burlein, Esq.

**Commissioners**

Brian W. Smith, *Chairman*  
James Shook  
Jocelyn Cramer

**Treasurer**

Brian T. Field

**Recorder of Deeds, Register of Wills**

Deborah Bates

**Coroner**

Edward Howell

**Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# *Raising the Bar*



**Wayne County Bar Association**  
922 Church Street, 2<sup>nd</sup> 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

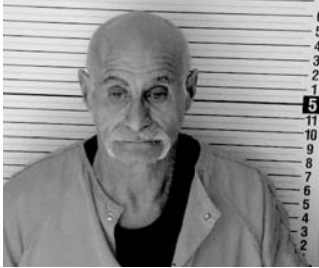
**For information contact the WCBA  
Ronnie at [ronnie\\_fischer@hotmail.com](mailto:ronnie_fischer@hotmail.com).**

District Attorney's Office — Press Release

## MAN SENTENCED FOR STALKING

---

HONESDALE, PA – January 31, 2025 – On January 29, 2025, Anthony DeSantis, of Honesdale PA was sentenced to no less than 19 months nor more than 60 months incarceration in a State Correctional Facility on one count of Stalking- Repeatedly Commit Acts to Cause Fear which is to run concurrent to the Defendant's sentence of two (2) days incarcerated in the Wayne County



**ANTHONY DESANTIS**

Correction Facility on being found in violation of the PFA taken out by the victim. Judge Matthew Meagher, who sentenced DeSantis, stated that “This victim has been terrorized by [the Defendant’s] actions for over a year, but that ends today!”. The matters were prosecuted by First Assistant District Attorney, Shelley. L. Robinson.

On June 6th, 2022 the victim obtained a PFA against the Defendant which stated he was not to contact or harass the victim. The victim reported numerous incidents of the Defendant harassing her starting in November 2023. The victim provided multiple videos from her cell phone and house surveillance showing the Defendant following the victim on public roads, driving past the victim’s residence, stopping at the bottom of the victim’s driveway and making his presence known by beeping and yelling towards the victim’s residence.

District Attorney A.G. Howell stated that this sentence is a clear example of how crimes of domestic violence are taken seriously in Wayne County.

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District Attorney's Office — Press Release

## MAN FLEES FROM ACCIDENT ON 191

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January 31, 2025 – Wayne County District Attorney A.G. Howell announced that Jason M. Smith, 41, of Equinunk, PA, was arrested for Accidents Involving Death or Serious Injury - Felony, Aggravated Assault by Vehicle - Felony, Fail Stop and Give Infor Render Aid, Fail to Report Accident to Police, Fail to Not Police of Accident/Injury or Death and Careless Driving- Serious Bodily Injury.

According to the police complaint, on October 17, 2024, PSP responded to a vehicle crash where the offending vehicle had fled the scene and one of the individuals involved in the crash had serious injuries. A witness to the accident relayed that the victim and she stopped on 191 to attempt to move a tree

blocking the roadway. While attempting to move the tree, they observed a vehicle operated by the Defendant approaching at a rapid speed. They attempted to get the Defendant’s attention without success. The Defendant’s vehicle hit the tree and the tree hit the victim. The Defendant informed the victim and witness that he was going for help and turned his car around traveling North but did not return to the scene of the accident. The victim sustained serious injuries to his legs and was life flighted from the scene.

The Defendant’s bail was set at \$50,000.00 unsecured and the Defendant waived his preliminary hearing at central court on January 29, 2025.

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



## WAYNE COUNTY LEGAL JOURNAL

Official Publication of the Wayne County Bar Association

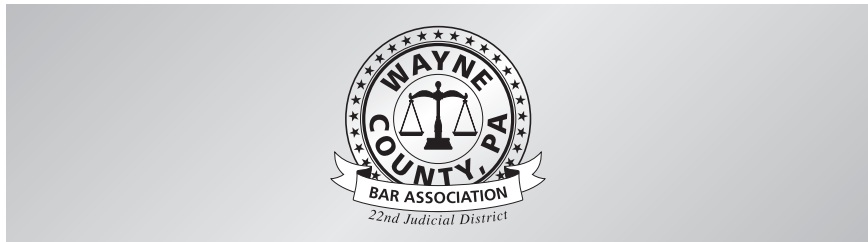
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**LEGAL NOTICES**

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

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**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.*

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**ESTATE NOTICE**

**NOTICE IS HEREBY GIVEN,** that Letters of Testamentary have been issued in the Estate of Charles Elder late of Lake Ariel, Wayne County, P.A., Date of Death, October 30, 2024, to Ryan Elder, as Executor of the Estate. All persons indebted to the said Estate are required to make payments and those having claims or demands are to present the same without delay to Ryan Elder Executor, c/o the Estate Attorney, Tammy Lee Clause as follows:

The Estate of Charles Elder c/o Attorney, Tammy Lee Clause,  
PO Box 241  
Newfoundland, PA 18445  
570-676-5212  
attyclause@gmail.com  
Attorney for the Estate of  
Charles Elder

**2/7/2025 • 2/14/2025 • 2/21/2025**

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**ESTATE NOTICE**

Estate of Robert May  
AKA Robert R. May  
Late of Lake Township  
EXECUTOR  
Elizabeth Schwartz  
104 Fern Drive  
Hawley, PA 18428  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**2/7/2025 • 2/14/2025 • 2/21/2025**

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**ESTATE NOTICE**

Notice is hereby given that Letters Administration on the Estate of Charlene D. Keiper, Late of Lehigh Township, Wayne County, have been granted to David A. Keiper. All persons therefore indebted to said estate are requested to make immediate payment, and those having just claims will please present the same, duly authenticated, for settlement without delay.  
Estate of Charlene D. Keiper  
David A. Keiper  
579 Main Street  
Gouldsboro, PA 18424

**2/7/2025 • 2/14/2025 • 2/21/2025**

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**ESTATE NOTICE**

Estate of Katherine D. Racht  
AKA Katherine Racht  
Late of South Canaan Township  
EXECUTOR  
William C. Racht  
184 Old Racht Road  
Waymart, PA 18472  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

2/7/2025 • 2/14/2025 • 2/21/2025

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**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

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**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

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**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

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**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

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**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**

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**NOTICE OF EXECUTOR**

Estate of Angelo J. Ciralo, Jr.  
a/k/a Angelo J. Ciralo, 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**

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**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**

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**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**

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**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

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**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.*

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**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  
additonal 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**

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## CIVIL ACTIONS FILED

*FROM JANUARY 18, 2025 TO JANUARY 24, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### JUDGMENTS

| NUMBER     | LITIGANT                                 | DATE/TIME       | DESCRIPTION          | AMOUNT    |
|------------|--|-----------------|----------------------|-----------|
| 2022-20014 | COLE DANIELLE                            | 1/22/2025 11:18 | WRIT OF EXECUTION    | 4,375.94  |
| 2022-20014 | PEOPLES SECURTTY BANK<br>GARNISHEE       | 1/22/2025 11:18 | GARNISHEE/WRIT EXEC  | 4,375.94  |
| 2022-20099 | SANDERS LEONARD EDWARD                   | 1/24/2025 1:34  | SATISFACTION         | —         |
| 2023-20453 | MDE WINDOWS & DOORS INC<br>A CORPORATION | 1/21/2025 3:19  | SATISFACTION         | 35,464.10 |
| 2024-00151 | VITTORIA VITO                            | 1/21/2025 2:33  | WRIT OF EXECUTION    | 3,593.22  |
| 2024-00151 | THE DIME BANK<br>GARNISHEE               | 1/21/2025 2:33  | WRIT EXEC/GARNISHEE  | —         |
| 2024-00188 | TCHORZEWSKI DAVID                        | 1/22/2025 9:14  | JGT IN REM/COURT ORD | 38,861.43 |
| 2024-00188 | TCHORZEWSKI MAREK                        | 1/22/2025 9:14  | JGT IN REM/COURT ORD | 38,861.43 |
| 2024-00453 | APPLE JASON                              | 1/21/2025 2:33  | WRIT OF EXECUTION    | 3,990.33  |
| 2024-00453 | THE DIME BANK<br>GARNISHEE               | 1/21/2025 2:33  | WRIT EXEC/GARNISHEE  | —         |
| 2024-00466 | SILVESTRI ZOE A                          | 1/23/2025 3:22  | DEFAULT JUDGMENT     | 11,971.46 |
| 2024-00490 | SCHUMAN MICHAEL J                        | 1/22/2025 11:58 | VACATE JUDGMENT      | —         |
| 2024-00490 | KJERA JESSICA                            | 1/22/2025 11:58 | VACATE JUDGMENT      | —         |
| 2024-00498 | MILLSAPS JEREMY                          | 1/21/2025 2:52  | DEFAULT JUDGMENT     | 14,669.96 |
| 2024-20657 | WAYNE BANK<br>GARNISHEE                  | 1/23/2025 12:20 | GARNISHEE/DISC ATTCH | —         |
| 2024-20862 | SHANKLER HOWARD                          | 1/21/2025 3:19  | SATISFACTION         | 6,532.48  |
| 2024-20896 | MRG CAREER SOLUTIONS LLC                 | 1/22/2025 12:15 | WRIT OF EXECUTION    | 67,511.66 |
| 2024-20896 | WRM ENTERPRISES<br>D/B/A                 | 1/22/2025 12:15 | WRIT OF EXECUTION    | 67,511.66 |
| 2025-20054 | MAURICIO CRISTOPHER E III                | 1/21/2025 2:10  | JUDGMENT             | 9,593.97  |
| 2025-20055 | LOPER PETER MICHAEL                      | 1/21/2025 2:10  | JUDGMENT             | 1,867.25  |
| 2025-20056 | HOWANITZ DONALD J                        | 1/21/2025 2:44  | TAX LIEN             | 563.34    |
| 2025-20057 | CAVAGE PAUL                              | 1/21/2025 2:44  | TAX LIEN             | 833.09    |
| 2025-20058 | COURTRIGHT LLEWELLYN                     | 1/21/2025 3:19  | FEDERAL TAX LIEN     | 40,540.44 |
| 2025-20058 | COURTRIGHT DAWN                          | 1/21/2025 3:19  | FEDERAL TAX LIEN     | 40,540.44 |
| 2025-20059 | TRAUB ALAN                               | 1/23/2025 12:35 | MUNICIPAL LIEN       | 435.58    |
| 2025-20060 | BURGER SHACK                             | 1/24/2025 10:16 | JP TRANSCRIPT        | 1,829.82  |
| 2025-20061 | SMITHS PARTY TENT AND FAMILY<br>EVENTS   | 1/24/2025 10:22 | JP TRANSCRIPT        | 6,515.39  |
| 2025-20062 | CLEVELAND JUSTIN M                       | 1/24/2025 1:34  | JUDGMENT             | 1,258.25  |
| 2025-20063 | YOUNG MARC W                             | 1/24/2025 1:34  | JUDGMENT             | 2,465.75  |
| 2025-20064 | DOLPH ROBERT W                           | 1/24/2025 1:34  | JUDGMENT             | 1,276.75  |
| 2025-20065 | ACKERMAN RAYMOND                         | 1/24/2025 1:35  | JUDGMENT             | 1,531.95  |
| 2025-40002 | HAKEN STEPHEN OWNER                      | 1/21/2025 1:47  | MECHANICS LIEN CLAIM | 15,900.27 |
| 2025-40002 | HAKEN DAVID OWNER                        | 1/21/2025 1:47  | MECHANICS LIEN CLAIM | 15,900.27 |
| 2025-90025 | RICKARD MARGARET ESTATE                  | 1/24/2025 11:02 | ESTATE CLAIM         | 329.52    |

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

**CIVIL APPEALS — AGENCIES: DEPT. OF TRANSPORTATION**

| CASE NO.   | INDEXED PARTY  | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2025-00043 | MULCAHY KALI SORREL  | PLAINTIFF | 1/24/2025 | —      |
| 2025-00043 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | DEFENDANT | 1/24/2025 | —      |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY                          | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2025-00035 | CITIBANK N A                           | PLAINTIFF | 1/21/2025 | —      |
| 2025-00035 | BUSNEL ELIZABETH A                     | DEFENDANT | 1/21/2025 | —      |
| 2025-00040 | U S BANK NATIONAL ASSOCIATION<br>D/B/A | PLAINTIFF | 1/22/2025 | —      |
| 2025-00040 | ELAN FINANCIAL SERVICES                | PLAINTIFF | 1/22/2025 | —      |
| 2025-00040 | BUSNEL CLAUDE                          | DEFENDANT | 1/22/2025 | —      |
| 2025-00041 | JPMORGAN CHASE BANK N A                | PLAINTIFF | 1/23/2025 | —      |
| 2025-00041 | KALTREIDER BRIAN                       | DEFENDANT | 1/23/2025 | —      |

**CONTRACT — DEBT COLLECTION: OTHER**

| CASE NO.   | INDEXED PARTY                              | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2025-00037 | VELOCITY INVESTMENT LLC                    | PLAINTIFF | 1/21/2025 | —      |
| 2025-00037 | HOPKINS GUY                                | DEFENDANT | 1/21/2025 | —      |
| 2025-00038 | VELOCITY INVESTMENTS LLC                   | PLAINTIFF | 1/22/2025 | —      |
| 2025-00038 | CARROLL ISAIAH                             | DEFENDANT | 1/22/2025 | —      |
| 2025-00039 | AEP ENTERGY INC                            | PLAINTIFF | 1/22/2025 | —      |
| 2025-00039 | LAKE REGION IGA<br>ROUTE 7 SHIOP 9232      | DEFENDANT | 1/22/2025 | —      |
| 2025-00039 | WELWOOD LLC<br>LAKE REGION IGA             | DEFENDANT | 1/22/2025 | —      |
| 2025-00039 | ADAMS HOMETOWN MARKETS                     | DEFENDANT | 1/22/2025 | —      |
| 2025-00039 | BOZZUTO'S INC                              | DEFENDANT | 1/22/2025 | —      |
| 2025-00042 | FIRST COMMONWEALTH FEDERAL<br>CREDIT UNION | PLAINTIFF | 1/24/2025 | —      |
| 2025-00042 | GENTES JAMES P                             | DEFENDANT | 1/24/2025 | —      |
| 2025-00042 | GENTES ALICIA ROSE                         | DEFENDANT | 1/24/2025 | —      |

**MISCELLANEOUS — OTHER**

| CASE NO.   | INDEXED PARTY  | TYPE      | DATE      | AMOUNT |
|------------|--|-----------|-----------|--------|
| 2025-00036 | ASSOCIATION OF PROPERTY OWNERS<br>OF THE HIDEOUT INC | PLAINTIFF | 1/21/2025 | —      |
| 2025-00036 | POST BRADLEY M                                       | DEFENDANT | 1/21/2025 | —      |

**MORTGAGES AND DEEDS**

*RECORDED FROM JANUARY 13, 2025 TO JANUARY 17, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

|  |  |
|--|--|
| Information: 231,725.00<br>Mortgagor: REAKES, MARIA C  | Consideration: \$231,725.00<br>Mortgagee: SEMPER HOME LOANS INC<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>STERLING TOWNSHIP  |
| Information: 17,314.09<br>Mortgagor: MITCHELL, DAWN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$17,314.09<br>Mortgagee: HOUSING & URBAN DEVELOPMENT<br>Municipality<br>SALEM TOWNSHIP   |
| Information: 140,000.00<br>Mortgagor: RENO, ANTHONY JOSEPH JR<br>2 - RENO, ROBIN LYNNE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                      | Consideration: \$140,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>SALEM TOWNSHIP  |
| Information: 163,250.00<br>Mortgagor: OBICI, GEOFFREY J  | Consideration: \$163,250.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PAUPACK TOWNSHIP   |
| Information: 302,500.00<br>Mortgagor: VRANICAR, THOMAS J<br>2 - RATHMAN, COLETTE L BY AGENT<br>3 - VRANICAR, THOMAS J AGENT<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$302,500.00<br>Mortgagee: ALLY BANK CORP<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>Municipality<br>SALEM TOWNSHIP   |
| Information: 730,000.00<br>Mortgagor: WEISS, LAURA<br>2 - WEISS, LARRY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$730,000.00<br>Mortgagee: NOVUS HOME MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>Municipality<br>PAUPACK TOWNSHIP  |
| Information: 125,000.00<br>Mortgagor: ELTZ, ERIC E<br>2 - ELTZ, CARRIE A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$125,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>MOUNT PLEASANT TOWNSHIP   |
| Information: 15,000.00<br>Mortgagor: HAZEN, ROGER D<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$15,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>MANCHESTER TOWNSHIP  |
| Information: 296,662.00<br>Mortgagor: MELLY, JASON<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$296,662.00<br>Mortgagee: MORTGAGE RESEARCH CENTER<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS<br>3 - VETERANS UNITED HOME LOANS<br>Municipality<br>PAUPACK TOWNSHIP |

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

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|---|--|
| Information: 30,000.00<br>Mortgagor: DIPALMA, DOUGLAS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$30,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>LAKE TOWNSHIP  |
| Information: 315,000.00<br>Mortgagor: CHRISTENSEN, DEBORAH<br>2 - CHRISTENSEN, LOUIS CHARLES JR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$315,000.00<br>Mortgagee: PS BANK<br>2 - P S BANK<br>Municipality<br>SOUTH CANAAN TOWNSHIP   |
| Information: 100,000.00<br>Mortgagor: GUNUSKEY, LESLIE MALLOY AKA<br>2 - GUNUSKEY, LESLIE M AKA<br>3 - GUNUSKEY, KEVIN WADE AKA<br>4 - GUNUSKEY, KEVIN W AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$100,000.00<br>Mortgagee: PSECU<br>2 - P S E C U<br>Municipality<br>HONESDALE BOROUGH  |
| Information: 198,000.00<br>Mortgagor: CLARK, CHARLES FINNEY III<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$198,000.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>LAKE TOWNSHIP  |
| Information: 171,731.00<br>Mortgagor: BUCKINGHAM, LESLIE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$171,731.00<br>Mortgagee: AMERICAN FINANCIAL NETWORK INC<br>2 - ORION LENDING<br>3 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>PALMYRA TOWNSHIP |
| Information: 343,787.00<br>Mortgagor: DESOUSA, IVAN RODRIGUES<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$343,787.00<br>Mortgagee: GUARANTEED RATE INC<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>SOUTH CANAAN TOWNSHIP                            |
| Information: 494,250.00<br>Mortgagor: FORTE, NOEL<br>2 - FORTE, BRENDAN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$494,250.00<br>Mortgagee: NOVUS HOME MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>SALEM TOWNSHIP                                   |
| Information: 300,000.00<br>Mortgagor: FLEDERBACH, RICHARD J<br>2 - FLEDERBACH, CAROL A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$300,000.00<br>Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY<br>Municipality<br>CHERRY RIDGE TOWNSHIP   |
| Information: 326,250.00<br>Mortgagor: SCHWARTZ, ROBERT S<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$326,250.00<br>Mortgagee: WELLS FARGO BANK<br>Municipality<br>HAWLEY BOROUGH   |
| Information: 17,545.55<br>Mortgagor: NASTARI, JASON G<br>2 - NASTARI, DOLORES V<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$17,545.55<br>Mortgagee: HOUSING & URBAN DEVELOPMENT<br>Municipality<br>PAUPACK TOWNSHIP   |
| Information: 46,500.00<br>Mortgagor: WIENBROER, CARL B<br>2 - WIENBROER, DIANA ROBERTS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$46,500.00<br>Mortgagee: CITIBANK<br>Municipality<br>OREGON TOWNSHIP   |

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|---|---|
| Information: 50,000.00<br>Mortgagor: KLEIN, HENDRIK JOHN<br>2 - KLEIN, KRISTEN L JOHN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                     | Consideration: \$50,000.00<br>Mortgagee: PNC BANK<br>2 - P N C BANK<br>Municipality<br>CHERRY RIDGE TOWNSHIP  |
| Information: 350,000.00<br>Mortgagor: HRYWNAK FAMILY IRREVOCABLE TRUST<br>2 - BASALYGA, JOHN ALEXANDER TR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$350,000.00<br>Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY<br>Municipality<br>LEHIGH TOWNSHIP  |
| Information: 250,381.00<br>Mortgagor: RUGGIERO, MICHAEL A JR<br>2 - RUGGIERO, SAMANTHA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                    | Consideration: \$250,381.00<br>Mortgagee: SUMMIT MORTGAGE CORPORATION<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>DAMASCUS TOWNSHIP |

## DEEDS

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|---|---|
| Information: LOT 14<br>Grantor: MERTES, JOHN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$236,000.00<br>Grantee: REAKES, MARIA C<br>Municipality<br>STERLING TOWNSHIP  |
| Information: LOT 652<br>Grantor: BOHENSKY, LINDA<br>2 - LYNN, GAIL<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                                    | Consideration: \$7,500.00<br>Grantee: KEIPER, CHAD<br>2 - KEIPER, KIMBERLY<br>Municipality<br>LEHIGH TOWNSHIP   |
| Information:<br>Grantor: DRAKE, JOSEPH<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$1.00<br>Grantee: DRAKE, JOHN C<br>2 - DRAKE, ANN MARIE<br>Municipality<br>HAWLEY BOROUGH   |
| Information: LOT 2584<br>Grantor: JOSEPH STAUM IRREVOCABLE FAMILY TRUST<br>2 - NEWMAN, SANDRA IRIS TR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$442,500.00<br>Grantee: VRANICAR, THOMAS J<br>2 - RATHMAN, COLETTE L<br>Municipality<br>SALEM TOWNSHIP  |
| Information: LOT 30<br>Grantor: AT THE LAKE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$1,150,000.00<br>Grantee: WEISS, LARRY<br>2 - WEISS, LAURA<br>Municipality<br>PAUPACK TOWNSHIP  |
| Information: LOT 1E9<br>Grantor: MARSH, CHARLES A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$575,000.00<br>Grantee: DUROCHER, KENNETH<br>2 - DUROCHER, DEBORAH<br>Municipality<br>PAUPACK TOWNSHIP  |
| Information: PARCEL 1D<br>Grantor: WOODMANSEE, BRUCE L<br>2 - WOODMANSEE, ANN D<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A                       | Consideration: \$1.00<br>Grantee: WOODMANSEE, BRUCE L<br>2 - WOODMANSEE, ANN D<br>3 - WOODMANSEE, BRADLEY L<br>4 - NEWMAN, KRISTIN R<br>5 - WOODMANSEE, CRAIG R<br>Municipality<br>PRESTON TOWNSHIP |



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| Information: LOT 215<br>Grantor: REZNIK, VALDIMIR AKA<br>2 - REZNIK, VLADIMIR AKA<br>3 - REZNIK, ALLA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$7,000.00<br>Grantee: E & E INVESTMENT GROUP LLC<br>2 - E & E INVESTMENT GROUP L L C<br><br>Municipality<br>SALEM TOWNSHIP   |
| Information:<br>Grantor: KORTY, DAVID<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$288,000.00<br>Grantee: FISCHER, CALEB C<br>2 - FISCHER, ANGELA B<br><br>Municipality<br>MOUNT PLEASANT TOWNSHIP   |
| Information: LOT 511R<br>Grantor: MCLP ASSET COMPANY INC BY AF<br>2 - M C L P ASSET COMPANY INC BY AF<br>3 - NEWREZ LLC AF<br>4 - NEWREZ L L C AF<br>5 - SHELLPOINT MORTGAGE SERVICING AF<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A     | Consideration: \$120,000.00<br>Grantee: RONNOW, NIKKI<br><br><br><br><br>Municipality<br>SALEM TOWNSHIP  |
| Information:<br>Grantor: CARTWRIGHT, JAMES AKA BY SHERIFF<br>2 - CARTWRIGHT, JAMES CHARLES AKA BY SHERIFF<br>3 - CARTWRIGHT, LISA AKA BY SHERIFF<br>4 - CARTWRIGHT, LISA MARIE AKA BY SHERIFF<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A | Consideration: \$70,603.00<br>Grantee: AJT PROPERTIES<br>2 - AJ T PROPERTIES<br><br><br><br>Municipality<br>CANAAN TOWNSHIP  |
| Information: LOT 37<br>Grantor: KRUPKA, DIANA DEL CARMEN<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$1.00<br>Grantee: KRUPKA, ALEXANDER JAMES<br>2 - KRUPKA, ELIZABETH FELISA<br>3 - KRUPKA, NICOLAS JOSEF<br>4 - KRUPKA, NATALIE MARIE<br><br>Municipality<br>LEHIGH TOWNSHIP |
| Information: LOT 509<br>Grantor: RYAN, ROXANNE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$340,000.00<br>Grantee: MELLY, JASON<br><br>Municipality<br>PAUPACK TOWNSHIP   |
| Information: LOT 2<br>Grantor: HOWELL, WALTER N<br>2 - CHRISTENSEN, DEBORAH<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$1.00<br>Grantee: CHRISTENSEN, DEBORAH<br>2 - CHRISTENSEN, LOUIS CHARLES JR<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP   |
| Information: LOT 2714<br>Grantor: MOLFETAS, CONSTANTINA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$220,000.00<br>Grantee: CLARK, CHARLES FINNEY III<br><br>Municipality<br>LAKE TOWNSHIP   |
| Information:<br>Grantor: COMPTON, JENNIFER<br>2 - MAROLD, CHAD<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A  | Consideration: \$174,900.00<br>Grantee: BUCKINGHAM, LESLIE<br><br><br>Municipality<br>PALMYRA TOWNSHIP   |
| Information:<br>Grantor: TIGUE, WILLIAM J<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$397,500.00<br>Grantee: DESOUZA, IVAN RODRIGUES<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP   |
| Information: LOT 3377<br>Grantor: PELL, KEVIN W<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/A   | Consideration: \$1.00<br>Grantee: PELL, KEVIN W<br>2 - MCCOLL, DORIS E<br><br>Municipality<br>LAKE TOWNSHIP  |

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| Information: LOT 1085<br>Grantor: RCF TWO ACQUISITION TRUST BY AF<br>2 - R C F TWO ACQUISITION TRUST BY AF<br>3 - U S BANK TRUST NATIONAL ASSOCIATION TR<br>BY AF<br>4 - SELENE FINANCE LP AF<br>5 - SELENE FINANCE L P AF | Consideration: \$175,000.00<br>Grantee: DELOSSANTOS, ISMAEL VALDEZ        |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>LAKE TOWNSHIP   |
| Information:<br>Grantor: JANDURA, HELEN EST AKA<br>2 - JANDURA, HELEN A EST AKA<br>3 - ENGELS, AMY EXR   | Consideration: \$1.00<br>Grantee: ENGELS, AMY<br>2 - JANDURA, LOUISE      |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>CANAAN TOWNSHIP   |
| Information:<br>Grantor: KENT, DEBORAH LENA<br>2 - KENT, CHARLES EDWARD JR   | Consideration: \$1.00<br>Grantee: KENT, BRIAN CHARLES                     |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>PALMYRA TOWNSHIP  |
| Information: LOT 784<br>Grantor: MCHUGH, MICHAEL K<br>2 - MCHUGH, MARY T   | Consideration: \$659,000.00<br>Grantee: FORTE, BRENDAN<br>2 - FORTE, NOEL |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>SALEM TOWNSHIP  |
| Information:<br>Grantor: GUSTIN, DARRYL A<br>2 - GUSTIN, JUDITH M BY AGENT<br>3 - GUSTIN, DARRYL A AGENT   | Consideration: \$1.00<br>Grantee: GUSTIN, DARRYL A                        |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Municipality<br>CLINTON TOWNSHIP 1  |

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| Information: SALEM & LAKE TOWNSHIPS<br>Grantor: WITTENBRADER, ROBERT E JR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A   | Consideration: \$1.00<br>Grantee: WITTENBRADER, JEFFREY M<br>Municipality<br>SALEM TOWNSHIP<br>LAKE TOWNSHIP                          |
| Information: LOT 460<br>Grantor: VANORDEN, CYNTHIA<br>2 - VANORDEN, CONCETTA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$225,000.00<br>Grantee: DORVAL, SYLVIE MARIE<br><br>Municipality<br>PAUPACK TOWNSHIP                                  |
| Information:<br>Grantor: WINDY ACRES INVESTMENTS LLC<br>2 - WINDY ACRES INVESTMENTS L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$362,500.00<br>Grantee: SCHWARTZ, ROBERT S<br><br>Municipality<br>HAWLEY BOROUGH                                      |
| Information: LOT 1339<br>Grantor: ONE THREE THREE NINE LAKEVIEW REALTY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A  | Consideration: \$200,000.00<br>Grantee: MANNINO, GINA<br>Municipality<br>LAKE TOWNSHIP  |
| Information: LOT 3780<br>Grantor: HEPP, ALAN<br>2 - HEPP, ELIZABETH<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$3,800.00<br>Grantee: E&E INVESTMENT GROUP<br>2 - E & E INVESTMENT GROUP<br>Municipality<br>LAKE TOWNSHIP             |
| Information:<br>Grantor: STERN, CATHERINE<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$8,000.00<br>Grantee: BOWER, KAREN<br>2 - STOKER, KAITLYN MARIE<br>Municipality<br>LEHIGH TOWNSHIP                    |
| Information:<br>Grantor: IVANOFF, THOMAS AKA<br>2 - IVANOFF, THOMAS R AKA<br>3 - IVANOFF, THOMAS ROBERT AKA<br>4 - IVANOFF, DENISE AKA<br>5 - IVANOFF, DENISE ANN AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A       | Consideration: \$1.00<br>Grantee: IVANOFF IRREVOCABLE GRANTOR TRUST<br>2 - IVANOFF, KATLYN TR<br><br>Municipality<br>PRESTON TOWNSHIP |
| Information: LOT 4<br>Grantor: IVANOFF, THOMAS AKA<br>2 - IVANOFF, THOMAS R AKA<br>3 - IVANOFF, THOMAS ROBERT AKA<br>4 - IVANOFF, DENISE AKA<br>5 - IVANOFF, DENISE ANN AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: IVANOFF IRREVOCABLE GRANTOR TRUST<br>2 - IVANOFF, KATLYN TR<br><br>Municipality<br>LEHIGH TOWNSHIP  |
| Information:<br>Grantor: GRAMAJO, URIAS ALFONSO LOPEZ<br>2 - BERGANZA, VILMA GERTRUDIS MARTINEZ<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$1.00<br>Grantee: BERGANZA, VILMA GERTRUDIS MARTINEZ<br><br>Municipality<br>MANCHESTER TOWNSHIP                       |
| Information: LOT 285<br>Grantor: CATANIA, VINCENZO<br>2 - CATANIA, BEATRICE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$249,000.00<br>Grantee: MORRISEY, JENNIFER L<br>2 - MORRISEY, FRANCIS M<br>Municipality<br>PAUPACK TOWNSHIP           |
| Information: LOT 485<br>Grantor: BREEZEWOOD LAND DEVELOPMENT CO INC<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$2,500.00<br>Grantee: HOLMES, JACQUELINE<br>2 - HOLMES, ROBERT<br>Municipality<br>LEHIGH TOWNSHIP                     |

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| Information: LOT 9<br>Grantor: BOYLAN, STEPHEN R<br>2 - BOYLAN, ELISABETH<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: BOYLAN, STEPHEN R<br><br>Municipality<br>PAUPACK TOWNSHIP  |
| Information:<br>Grantor: CAPOBIANCO, LOIS<br>2 - WOMERSLEY, LOIS<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A          | Consideration: \$20,000.00<br>Grantee: ANTONIO SIRVENT FAMILY TRUST II<br>2 - SIRVENT, MIGUEL A TR<br>3 - MARIA SIRVENT FAMILY TRUST II<br><br>Municipality<br>DAMASCUS TOWNSHIP |
| Information: LOT C<br>Grantor: LIGUORI, WILLIAM<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                           | Consideration: \$73,100.00<br>Grantee: TWO CREEK LLC<br>2 - TWO CREEK L L C<br><br>Municipality<br>PRESTON TOWNSHIP  |
| Information: LOT 1BC<br>Grantor: TWO CREEK LLC<br>2 - TWO CREEK L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A     | Consideration: \$1.00<br>Grantee: TWO CREEK LLC<br>2 - TWO CREEK L L C<br><br>Municipality<br>PRESTON TOWNSHIP   |
| Information: LOT A<br>Grantor: TWO CREEK LLC<br>2 - TWO CREEK L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A       | Consideration: \$154,300.00<br>Grantee: LIGUORI, WILLIAM<br><br>Municipality<br>PRESTON TOWNSHIP   |
| Information: LOT 1A<br>Grantor: LIGUORI, WILLIAM<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                          | Consideration: \$1.00<br>Grantee: LIGUORI, WILLIAM<br>Municipality<br>PRESTON TOWNSHIP   |
| Information:<br>Grantor: GRIES, HAROLD S<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                  | Consideration: \$255,000.00<br>Grantee: RUGGIERO, MICHAEL A JR<br>2 - RUGGIERO, SAMANTHA<br><br>Municipality<br>DAMASCUS TOWNSHIP  |

**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**

*February 10, 2025–February 14, 2025*

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**Monday, February 10, 2025**

8:45 AM  
Coyle v. Coyle 458-2023-DR  
Custody Pre-Trial  
Martin II/Franceski

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9:00 AM  
Arbitrations-Rechner/Anderson/Wood  
265-2024-CV Thomas v. General Motors Robison/Rossi  
295-2024-CV Levy v. Manetti Marin II/ Walker  
275-2023-CV Paper Solutions v. Creative insight Mattes/Clause  
116-2024-CV Diapoulis v. D'elia Pro Se/ Pro Se  
290-2024-CV Wayne Bank v. Schwartz & Bass Bresset/Pro Se  
366-2024-CV Montrose v. Howanitz Jennings/Farrell  
326 2024-CV CKS Prime Investments v. Burdge Tsarouhis/Pro Se  
332-2024-CV Citibank v. Mergner  
223-2023-CV Edwards v. Wallingford Krowiak/Martin

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9:00 AM  
Cruz v. Cruz 293-2024-DR  
Hearing to identify marital property and determine equitable distribution  
Pro se/ Pro Se

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11:00 AM  
Picchio v. Smith 435-2022-DR  
Contempt  
Pro Se/ Pro Se

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1:00 PM  
Call of the List & Motion to Revoke bail  
29,30 & 471-2024-CR  
Toms, Desiree  
DA/Weed

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1:00 PM  
DRO De Novo & Contempt  
De Novo Hearing  
Laythe v. Toms

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1:30 PM  
Com v Barnes 263-2023-CR; 264-2023-CR; 163-2024-CR; 164-2024-CR  
Hearing on Competency  
DA/Burlein

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**Tuesday, February 11, 2025**

8:30 AM  
Henderson v. Frederick-Hickerson 89-2020-DR  
Argument on Plaintiff's Motion for reconsideration of Custody opinion and  
order dated December 12, 2024  
Koblinski/Martin II

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9:00 AM  
Kirkpatrick v. Schirmer  
Custody Hearing  
Thomas/Martin II

**Wednesday, February 12, 2025**

8:45 AM – 9:00 AM  
Rivero n/k/a Hessberger v. Rivero 145-2021-DR  
Custody Pre-Trial  
Farrell/Pierangeli

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9:00 AM  
Central Court 3rd Floor Courtroom

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12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

**Thursday, February 13, 2025**

9:00 AM – 10:30 AM  
Commonwealth Matters  
ARD Revocation 144-2024-CR Rubenstein, Alexandra Baron  
ARD Revocation 37-2024-CR Taylor, Martin Farrell  
Sentencing 174-2024-CR Perlman, David Martin II  
Sentencing 300-2024-CR Hunt, Wendy Solomon  
Violation of Parole 72-2023-CR Brooks, Cassandra  
Violation of Probation 167-2024-CR Brooks, Cassandra  
Violation of Probation 16-2024-CR Pinand, Cassie  
Early Parole Hearing 245-2024-CR Emeigh, Kenny Martin II

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1:00 PM – 2:00 PM  
Commonwealth Matters

Hearing on Defendant's Motion for Suppression of Physical Evidence  
404&405-2024-CR Lord, Scott Martin II  
GP 281-2024-CR Neiger, Kelsey Saporito  
GP 367-2024-CR Fernandez, Ronnie Martin II  
GP 146-2024-CR Lanza, Brian Martin II

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**Friday, February 14, 2025**

9:00 AM  
PFA  
425-2024-DR Miller v. Lee Clause/Frances

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10:00 AM  
MacDowall v. Holpert 148-2023-DR  
Contempt  
Bugaj/Pro Se

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11:00 AM  
Hopkins v. Devito 120-2021-DR  
Contempt & Argument on Plaintiff's motion to allow minor child's mental health counselor to testify  
Bugaj/Clause

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**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**

*February 10, 2025–February 14, 2025*

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**Monday, February 10, 2025**

1:30 PM  
In Re: T. L.S 39-2024-JV  
Contested Finding of Fact  
DA/Martin II

**Tuesday, February 11, 2025**

9:00 AM  
Dependency  
1:00 Permanency Review  
43-2014-DP In re: Z. P.  
Anderson/Martin II/ Henry/Weed  
1:30 Goal Change/TPR/Petition to Confirm Consent  
27 & 28-2023-DP; 1&2-2025-AD In re: A. H. & J. H.  
Anderson/Martin II/Farrell/Rechner

**Wednesday, February 12, 2025**

9:00 AM  
Small Estates  
148-2024-OCD In Re: Golden  
150-2024-OCD In Re: Kearns  
145-2024-OCD In Re: Carnrike  
151-2024-OCD In Re: Barbato  
152-2024-OCD In Re: Williamson  
164-2024-OCD In Re: Roman

9:30 AM

Delinquent Status Reports

Cert. of Notice 8-2025-OCD In Re: Serge

Cert of Notice 7-2025-OCD In Re: Kelemen

Cert of Notice 6-2025-OCD In Re: Strasburger Jones

Cert of Notice & Delinquent Status

3& 4-2025-OCD In Re: Schemitz Martin

Delinquent Status 11-2025-OCD In Re: Ford Abrahamson

Delinquent Status 13-2025-OCD In Re: Malkoun Kelly

Delinquent Status 88-2021-OCD In Re: Tarbake Martin

Delinquent Status 94-2023-OCD In R: Anderson Farrell

Delinquent Status 14-2025-OCD In Re: Mazzanna

Delinquent Status 16-2025-OCD In Re: Reafler

Delinquent Status 100-2023-OCD In Re: Janssen Harris

Delinquent Status 81-2021-OCD In Re: Zito Burlein

Delinquent Status 150-2023-OCD In Re: Karim

Delinquent Status 9-2025-OCD In Re: Dicarolo Willis

Delinquent Status 18-2025-OCD In Re: Stintzman

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10:00 AM

Penn dot

610 & 611-2024-CV Yackanich v. Penn Dot Vanwert/Pro Se

619-2024-CV In Re: 2011 Chevrolet Vanwert/Michelin

425-2022-CV Endy v. Penndot Rogan/ Van Wert

218 & 219-2024-CV Johnston v. PennDOT Pro Se/Van Wert

657-2024-CV LaFave v. Penndot Pro Se/ Vanwert

2-2025-CV In Re: 2012 Impala & 2008 Cadillac DTS Bugaj/Vanwert

3-2025-CV Multiple Certificate of titles Bugaj/Vanwert

11-2025-CV In Re: Mitsubishi Lancer Pro Se/ Vanwert

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11:00 AM

Name Change

576-2024-CV In Re: Piotrowski

648-2024-CV In Re: Miller

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11:30 AM

Rules to Dismiss

513-2022-CV Weis v. P&S Development Company Pascale/Pro Se

609-2022-CV Korman v. Cordell Pro Se/ Pro Se

1-2023-CV Apple Day v. Patel Pro Se/ Pro Se

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1:00 PM

In Re: K. S. 51-2024-JV

Contested Finding of Fact

DA/Martin II

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1:30 PM  
In Re: S. Lopez-Torres 50-2024-JV  
Contested finding of Fact  
Da/Stanton

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2:00 PM  
In Re: A. P. 35-2024-JV  
Contested Finding of Fact  
DA/Burlein

### Thursday, February 13, 2025

9:30 AM  
Orsado v. Harford (Pike County Case) 933-2022-CV  
Argument on Plaintiff's motion to overrule Defendants' objections and to  
compel defendants' full and complete responses to discovery  
Clause/Bugaj

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10:00 AM  
Sheriff v. Lyons 519-2020-DR  
Custody Hearing & Special Relief  
Pro Se / Pro Se

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## ARBITRATION ROOM CALENDAR

*February 10, 2025–February 14, 2025*

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### Friday, February 14, 2025

9:30 AM  
Woodin v. Woodin 41-2025-DR  
Conciliation Conferecne (Karam)

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10:00 AM  
Lee v. Miller 340-2024-DR  
Conciliation Conference (Karam)  
Franceski/Clause

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