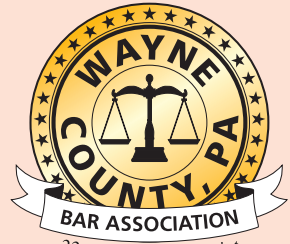


WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL
JOURNAL

OF WAYNE COUNTY, PA



22nd Judicial District

February 28, 2025

Vol. 15, No. 1

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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The Official Legal Publication of Wayne County, Pennsylvania



Legal Journal of Wayne County

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Cover: The Wayne County Courthouse, situated opposite Honesdale's Central Park, was built from 1876 to 1880 at a cost of \$130,000 and is an example of the Second Empire style popular at the time.

The Legal Journal of Wayne County is published and produced by the Wayne County Bar Association and Bailey Design and Advertising.

By requirement of Law and Order of Court the *Legal Journal of Wayne County* is made the medium for the publication of all Legal Advertisements required to be made in Wayne County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Wayne County, and selected Opinions and Decisions of the Courts of Wayne County.

All legal notices must be submitted either via email or in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context. As pertains to all content in each issue, all efforts have been made to accurately publish the information provided by court sources, however Publisher and Wayne County Bar Association cannot be held liable for any typographical errors or errors in factual information contained therein.

Legal notices must be received before 10:00 AM on the Monday preceding publication or, in the event of a holiday, on the preceding Friday.

MESSAGE FROM THE
WAYNE COUNTY BAR ASSOCIATION



The Legal Journal of Wayne County is a comprehensive weekly guide containing legal decisions of the 22nd Judicial District encompassing civil actions filed; mortgages and deeds filed; legal notices; advertisements and other matters of legal interest. On behalf of the Wayne County Bar Association, we appreciate the opportunity to serve the legal community by providing a consolidated source of significant matters of legal importance.

PRICING & RATES

Notice Pricing

One time Insertions

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

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

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Per Year

Mailed Copy	\$100
Emailed Copy	Free

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Prorated subscriptions available

WAYNE COUNTY OFFICIALS

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Matthew L. Meagher, *Judge*

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Jonathan J. Dunsinger

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Robin Sampson

Raising the Bar



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

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

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

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

Hours: Available Upon Request

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

LEGAL NOTICES

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

ESTATE NOTICES

Notice is hereby given that, in the estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said estates are requested to present the same without delay and all persons indebted to said estates are requested to make immediate payment to the executors or administrators or their attorneys named below.

ESTATE NOTICE

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

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Joseph R. Russo, a/k/a Joseph Russo, a/k/a Joe Russo, who died on January 10, 2025, late resident of Lake Ariel, Pennsylvania, to Timothy M. Russo, Executor of the Estate. All persons indebted to said estate are required to make payment and

those having claims or demands are to present the same without delay to Timothy M. Russo, Executor, at 171 W 79th Street, 142, New York, NY 10024.

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

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

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

Estate of Thomas L. Bajadek
AKA Thomas Leon Bajadek
Late of Berlin Township
EXECUTOR
Mark D. Bajadek
203 Pine Grove Road
Newfoundland, PA 18445
ATTORNEY
Nicholas D. Gregory, Esq.
307 Erie Street
Honesdale, PA 18431

2/28/2025 • 3/7/2025 • 3/14/2025

ESTATE NOTICE

Estate of Margaret Ann Gamble
AKA Margaret A. Gamble AKA
Margaret Gamble
Late of Honesdale Borough
EXECUTOR
Wallace R. Nuttycombe
180 Kings Road
Madison, NJ 07940
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/21/2025 • 2/28/2025 • 3/7/2025

ESTATE NOTICE

Estate of Gene L. Donaldson
AKA Gene Donaldson
Late of Dyberry Township
EXECUTOR
Elizabeth Assande
3580 Park Avenue
Wantagh, NY 11793
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

2/21/2025 • 2/28/2025 • 3/7/2025

ESTATE NOTICE

Estate of Richard L. Bancroft, Sr.
Late of Sterling Township
EXECUTOR
Richard L. Bancroft, Jr.
114 Idas Lane
South Sterling, PA 18460
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

2/14/2025 • 2/21/2025 • 2/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have
been issued in the Estate of
Dorothy P. Moser, a/k/a Dorothy
Moser, a/k/a Dorothy Louise
Moser, who died on November 30,
2024, late resident of Texas
Township, Pennsylvania, to Mary
Moser, a/k/a Mary Claire Moser,
Executrix of the Estate. All persons
indebted to said estate are required
to make payment and those having
claims or demands are to present
the same without delay to Mary
Moser, a/k/a Mary Claire Moser,
Executrix, c/o Law Offices of
ALFRED J. HOWELL, Attorney
for the Estate, at 109 Ninth Street,
Honesdale, PA 18431.

**ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE**

2/14/2025 • 2/21/2025 • 2/28/2025

ESTATE NOTICE

Estate of Bruce F. Covey
AKA Bruce Fraser Covey
Late of Lake Township
CO-EXECUTOR
Bruce A. Covey
219 Edgefield Road
Lake Ariel, PA 18436
CO-EXECUTOR
Audra L. Borowski
213 Murphy St.
Hollidaysburg, PA 16648
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

2/14/2025 • 2/21/2025 • 2/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters of Administration have been issued in the Estate of Gerald L. Lester, a/k/a Gerald Lester, who died on December 30, 2001, late resident of Manchester Township, Pennsylvania, to Leana Lou Stanton, Administratrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Leana Lou Stanton, Administratrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
ATTORNEY FOR THE ESTATE

2/14/2025 • 2/21/2025 • 2/28/2025

ESTATE NOTICE

Estate of Ramon Queipo
AKA Ramon M. Queipo
Late of Beaufort, SC
ADMINISTRATOR
Brenda Queipo
c/o Law Office of Scott Lynett
310 Penn Ave.
Scranton, PA 18503
ATTORNEY
Law Office of Scott Lynett
310 Penn Ave.
Scranton, PA 18503

2/14/2025 • 2/21/2025 • 2/28/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN, that Letters Testamentary have been issued in the Estate of Kathy Sue Land, a/k/a Kathy Land, a/k/a

Kathy S. Land, who died on December 3, 2024, late resident of the Borough of Waymart, Wayne County, Pennsylvania, to Marsha Kay Tice, a/k/a Marsha Tice, Executrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Marsha Kay Tice, Executrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE
ATTORNEY FOR THE ESTATE

2/14/2025 • 2/21/2025 • 2/28/2025

OTHER NOTICES

**NOTICE OF FILING OF
ARTICLES OF
INCORPORATION**

Pursuant to the General Associations Act of 1988, as amended, notice is hereby given that on February 14, 2025, Articles of Incorporation for Fine's Pest Control, Inc. were filed with the Department of State, Harrisburg, Pennsylvania, the said corporation being organized under the provisions of the Business Corporation Law, General Associations Act of 1988, as amended. The purposes of the corporation are: Providing pest control services to the general public, and to engage in and to do any lawful act concerning any or all business for which corporations may be incorporated under the Pennsylvania Business Corporation

Law, General Associations Act of 1988, as amended and supplemented, and to do all things and exercise all power, rights and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania as amended and supplemented.

TIMOTHY P. BARNA, ESQUIRE
207 Tenth Street
Honesdale, PA 18431

2/28/2025

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization for a Domestic Limited Liability Company has been filed with the Pennsylvania Department of State at Harrisburg, Pennsylvania on February 12, 2025, for the purpose of creating a limited liability company pursuant to Pennsylvania Uniform Limited Liability Company Act of 2016, P.I. 1328, No. 170. The name of the limited liability company is:

AASSKK CONSTRUCTION, LLC

James A. Brando, Esquire
The Slusser Law Firm
1620 N. Church Street, Suite 1
Hazleton, PA 18202

2/28/2025

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

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

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

By virtue of a writ of Execution instituted by: U.S. Bank NA issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 26th day of March, 2025 at 10:00 AM in the Conference Room on the third floor of the Wayne County Courthouse in the Borough of Honesdale the following property, viz:

PARCEL I

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

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

seconds West 63.61 feet to a corner; thence North 03 degrees 00 minutes 59 seconds East 237.71 feet to a corner; thence North 61 degrees 44 minutes 52 seconds West 328.66 feet to the place of BEGINNING.

CONTAINING 1.1270 acres and shown as lot H on a Survey Map prepared by Alfred K. Bucconear, RPLS, dated May 3, 2021, and recorded in the office of the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania to Map Book 131 at Page 109.

PARCEL II:

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

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

seconds West 43.02 feet to a corner; thence South 29 degrees 59 minutes 31 seconds West 100.00 feet to THE PLACE OF BEGINNING.

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

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

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

BEGINNING at a point in the center of SR3022 (Jubinsky Road), said point also being a common corner of lands now or formerly of "Seickel" (RB 2786 PG 162); thence along the centerline of aforementioned road South 77

degrees 35 minutes 25 seconds West 50.69 feet to a corner; thence North 21 degrees 54 minutes 09 seconds West 143.97 foot to a corner; thence North 29 degrees 59 minutes 31 seconds East 576.95 feet to a corner, thence North 18 degrees 16 minutes 57 seconds East 43.02 feet to a point; thence North 18 degrees 16 minutes 57 seconds East 284.83 feet to a corner; thence North 61 degrees 44 minutes 52 seconds West 444.28 feet to a corner, thence North 28 degrees 15 minutes 08 seconds East 180.18 feet to a corner; thence South 42 degrees 27 minutes 21 seconds East 483.44 feet to a corner; thence South 18 degSouth 29 degrees 59 minutes 31 seconds wW557.75 feet to a corner; thence South 21 degrees 54 minutes 09 seconds East 128.00 feet to the place of BEGINNING.

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

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

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

BEGINNING at a point in SR 3022 (Jubinsky Road), said point being a common corner of lands now or formerly of Moser; thence North 21 degrees 54 minutes 09 seconds West 143.97 feet to a corner; thence North 29 degrees 59 minutes 31 seconds East 476.95 feet to a corner; thence North 3 degrees 00 minutes 59 seconds East 397.19 feet to a corner; thence North 61 degrees 44 minutes 52 seconds West 328.66 feet to a corner; thence North 28 degrees 15 minutes 08 seconds East along a stonewall 443.76 feet to an iron pipe found; thence South 42 degrees 27 minutes 21 seconds East along a fence 483.44 feet to an iron pipe found; thence South 18 degrees 16 minutes 57 seconds West 548.04 feet to an iron pin found; thence South 29 degrees 59 minutes 31 seconds West 557.75 feet to an iron pipe found; thence South 21 degrees 54 minutes 09 seconds East 128.00 feet to a point in the aforementioned Jubinsky Road; thence South 77 degrees 35 minutes 25 seconds West 50.69 feet to the place of beginning.

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

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

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

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

BEING the same premises which Timothy Knecht and Jodi Knecht, husband and wife, both of whom are adult, competent, individuals, by deed dated 02/09/2022 and recorded 02/11/2022 is the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 6082, PAGE 36, granted and conveyed unto Timothy Knecht and Jodi Knecht, husband and wife, both of whom are adult, competent, individuals, as tenants by the entireties.

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

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

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

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

February 27, 2025
Sheriff Christopher Rosler

TO ALL CLAIMANTS TAKE NOTICE:

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

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

Jacqueline F. McNally Esq.

2/28/2025 • 3/7/2025 • 3/14/2025



Estate Notice Advertising Form

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PLEASE PRINT CLEARLY

ESTATE OF _____

A.K.A.s _____

LATE OF TOWNSHIP/BOROUGH _____

Executor () Administrator () *Please check one.*

List names and addresses of Executors or Administrators

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

ATTORNEY

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Mail form to:

Bailey Design and Advertising
c/o WCBA/Estate Notice Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

If you would like to drop the form off, the office is located on Route 191 S before Suburban Propane on the right, in the same building as the Hotel Café.

Phone: 570-251-1512 Fax: 570-647-0086

Email: baileyd@ptd.net

CIVIL ACTIONS FILED

FROM FEBRUARY 8, 2025 TO FEBRUARY 14, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2013-21594	KIMBLE SANDRA	2/13/2025 11:26	SATISFACTION	—
2018-20254	BATEMAN RUSSELL	2/10/2025 2:14	SATISFACTION	108,930.34
2018-20254	BATEMAN KATHLEEN	2/10/2025 2:14	SATISFACTION	108,930.34
2018-20786	BATEMAN RUSSELL J	2/10/2025 2:15	SATISFACTION	23,095.47
2018-20786	BATEMAN KATHLEEN M	2/10/2025 2:15	SATISFACTION	23,095.47
2020-00282	CAHILL DOUGLAS	2/11/2025 2:32	WRIT OF EXECUTION	3,044.88
2020-00282	THE DIME BANK GARNISHEE	2/11/2025 2:32	WRIT EXEC/GARNISHEE	—
2022-20014	PEOPLES SECURITY BANK GARNISHEE	2/13/2025 11:19	GARNISHEE/DISC ATTCH	—
2023-20054	VINUP JESSY	2/13/2025 11:39	SATISFACTION	—
2023-20270	PAWLOWSKI RICHARD A	2/10/2025 2:50	SATISFACTION	—
2024-00151	THE DIME BANK GARNISHEE - DISSOLVED 2-10-25	2/10/2025 1:41	DISCT. ATTACHMT.EXEC	—
2024-00356	LATHER PHILIP	2/10/2025 12:26	DEFAULT JUDGMENT	10,738.86
2024-00374	VAN HORN AARON	2/10/2025 3:19	WRIT OF EXECUTION	4,740.44
2024-00374	WAYNE BANK GARNISHEE	2/10/2025 3:19	WRIT OF EXECUTION	—
2024-00453	THE DIME BANK GARNISHEE - DISSOLVED 2-10-25	2/10/2025 1:40	DISCT. ATTACHMT.EXEC	—
2024-00615	MOLLING MITCH A/K/A	2/13/2025 11:14	WRIT OF POSSESSION	—
2024-00615	MOLLING MITCH SEAN	2/13/2025 11:14	WRIT OF POSSESSION	—
2024-00627	PREZIOSI WILLIAM	2/10/2025 2:28	JDGMT IN EJECTMENT	—
2024-00627	PREZIOSI DENISE	2/10/2025 2:28	JDGMT IN EJECTMENT	—
2024-00627	PREZIOSI WILLIAM	2/10/2025 2:30	WRIT OF POSSESSION	—
2024-00627	PREZIOSI DENISE	2/10/2025 2:30	WRIT OF POSSESSION	—
2024-20200	MOODY JOEL	2/10/2025 2:50	SATISFACTION	—
2024-20200	MOODY JESSICA M	2/10/2025 2:50	SATISFACTION	—
2024-20521	BATEMAN RUSSELL J	2/10/2025 2:15	SATISFACTION	24,087.29
2024-20521	BATEMAN KATHLEEN M	2/10/2025 2:15	SATISFACTION	24,087.29
2024-20609	DELOSSANTOS LUIS	2/12/2025 10:28	SATISFACTION	—
2024-20656	KIMBLE SANDRA	2/13/2025 11:26	SATISFACTION	—
2024-20743	GIBLIN RONALD P	2/10/2025 2:50	SATISFACTION	—
2025-20081	SHANKLER HOWARD	2/11/2025 12:58	SATISFACTION	8,726.84
2025-20081	HOWKAT PRECISION AUTOMOTIVE	2/11/2025 12:58	SATISFACTION	8,726.84
2025-20086	POPLAWSKI GEORGE	2/10/2025 11:33	JP TRANSCRIPT	10,514.30
2025-20086	POPLAWSKI CONSTRUCTION D/B/A	2/10/2025 11:33	JP TRANSCRIPT	10,514.30
2025-20086	POPLAWSKI GEORGE	2/11/2025 10:07	WRIT OF EXECUTION	11,005.30
2025-20086	POPLAWSKI CONSTRUCTION D/B/A	2/11/2025 10:07	WRIT OF EXECUTION	11,005.30

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

2025-20087	CORREA CARMEN	2/10/2025 12:45 JP TRANSCRIPT	738.52
2025-20088	DESANTIS ANTHONY M	2/10/2025 12:58 JUDGMENT	819.75
2025-20089	SIMPSON COLLEEN M	2/10/2025 12:58 JUDGMENT	2,384.75
2025-20090	SIMPSON COLLEEN M	2/10/2025 12:58 JUDGMENT	2,379.25
2025-20091	FLICKERTAIL MANAGEMENT ADVISORY SERVICES LLC	2/10/2025 2:29 FEDERAL TAX LIEN	20,072.15
2025-20092	PERDELWITZ MICHAEL	2/12/2025 8:49 JUDG/THURSTON CTY WA	44,780.14
2025-20093	ONEAL DIANE L	2/12/2025 1:24 JUDGMENT	1,174.45
2025-20094	GREEN EARTH COMPANIES NORTHEAST LLC	2/12/2025 2:03 JUDG/SULLIVAN CTY NY	24,347.22
2025-20094	DUBROVSKY MARC	2/12/2025 2:03 JUDG/SULLIVAN CTY NY	24,347.22
2025-20094	GREEN EARTH COMPANIES NORTHEAST LLC	2/12/2025 2:15 WRIT OF EXECUTION	27,792.49
2025-20094	DUBROVSKY MARC	2/12/2025 2:15 WRIT OF EXECUTION	27,792.49
2025-20094	DIME BANK THE GARNISHEE	2/12/2025 2:15 GARNISHEE/WRIT EXEC	27,792.49
2025-20095	GREEN EARTH COMPANIES NORTHEAST LLC	2/12/2025 3:08 JUDG/SULLIVAN CTY NY	17,699.22
2025-20095	DUBROVSKY MARC	2/12/2025 3:08 JUDG/SULLIVAN CTY NY	17,699.22
2025-20095	GREEN EARTH COMPANIES NORTHEAST LLC	2/12/2025 3:14 WRIT OF EXECUTION	23,748.22
2025-20095	DUBROVSKY MARC	2/12/2025 3:14 WRIT OF EXECUTION	23,748.22
2025-20095	DIME BANK THE GARNISHEE	2/12/2025 3:14 GARNISHEE/WRIT EXEC	23,748.22
2025-20096	HUMMEL BRADLEY D	2/14/2025 1:08 JP TRANSCRIPT	1,990.88
2025-20096	SINISGALLI MARIE	2/14/2025 1:08 JP TRANSCRIPT	1,990.88
2025-20097	FUNCK KIM E	2/14/2025 2:01 JUDGMENT	1,387.25
2025-20098	VENTICINQUE CHRISTOPHER D	2/14/2025 2:01 JUDGMENT	1,444.25
2025-20099	KOLOSKI ARIELLA W	2/14/2025 2:01 JUDGMENT	2,279.05
2025-20100	BARR ROBERT J	2/14/2025 2:01 JUDGMENT	2,874.75

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00079	AMERICAN EXPRESS NATIONAL BANK	PLAINTIFF	2/10/2025	—
2025-00079	WOZEL SAMANTHA	DEFENDANT	2/10/2025	—
2025-00087	BANK OF AMERICA N A	PLAINTIFF	2/12/2025	—
2025-00087	DEPASQUALE JOHN T	DEFENDANT	2/12/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00082	PORTFOLIO RECOVERY ASSOCIATES LLC	PLAINTIFF	2/11/2025	—
2025-00082	MARKS CHRISTOPHER J	DEFENDANT	2/11/2025	—
2025-00083	AUGELLO EXCAVATING INC	PLAINTIFF	2/11/2025	—
2025-00083	PRELL HANS	DEFENDANT	2/11/2025	—
2025-00083	PRELL SANDRA A	DEFENDANT	2/11/2025	—
2025-00085	DISCOVER BANK	PLAINTIFF	2/12/2025	—
2025-00085	MANETTI ALBERT	DEFENDANT	2/12/2025	—
2025-00086	STUDENT LOAN SOLUTIONS LLC	PLAINTIFF	2/12/2025	—
2025-00086	KOCH BENJAMIN	DEFENDANT	2/12/2025	—
2025-00086	KOCH BERNADETTE M	DEFENDANT	2/12/2025	—

2025-00090	CREDIT ACCEPTANCE CORPORATION	PLAINTIFF	2/13/2025	—
2025-00090	RAWLINS KATE	DEFENDANT	2/13/2025	—
2025-00090	ELDRED CRAIG J	DEFENDANT	2/13/2025	—
2025-00091	CREDIT ACCEPTANCE CORPORATION	PLAINTIFF	2/13/2025	—
2025-00091	KERYLOVICZ JENNICA	DEFENDANT	2/13/2025	—

CONTRACT — OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00092	FALZONE SALVATORE	PLAINTIFF	2/13/2025	—
2025-00092	DELORENZO PAUL JR A/K/A	DEFENDANT	2/13/2025	—
2025-00092	DELORENZO PAUL	DEFENDANT	2/13/2025	—
2025-00092	ULIANO TONYA	DEFENDANT	2/13/2025	—
2025-00092	POCONO PROS GENERAL CONTRACTING LLC	DEFENDANT	2/13/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00080	2012 VOLKSWAGON JETTA VIN 3VWLL7AJ8CM083826	PETITIONER	2/10/2025	—
2025-00080	HAUPT JEROME V	PETITIONER	2/10/2025	—
2025-00080	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	2/10/2025	—

REAL PROPERTY — EJECTMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00081	SOTO GUSTAVO ADOLFO	PLAINTIFF	2/11/2025	—
2025-00081	DIANDRIOLA PAUL	DEFENDANT	2/11/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00084	THE HONESDALE NATIONAL BANK	PLAINTIFF	2/12/2025	—
2025-00084	ROSE PETER	DEFENDANT	2/12/2025	—
2025-00084	FILONE ANDREA	DEFENDANT	2/12/2025	—
2025-00093	CITIMORTGAGE INC	PLAINTIFF	2/14/2025	—
2025-00093	VICARI JOHN S	DEFENDANT	2/14/2025	—
2025-00093	VICARI NATALIE	DEFENDANT	2/14/2025	—
2025-00094	NEWREZ LLC D/B/A	DEFENDANT	2/14/2025	—
2025-00094	SHELLPOINT MORTGAGE SERVICING	DEFENDANT	2/14/2025	—
2025-00094	PATTERSON STUART	DEFENDANT	2/14/2025	—

REAL PROPERTY — PARTITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00089	FREITAS PATRICIA ANN CALDWELL	PLAINTIFF	2/13/2025	—
2025-00089	FREITAS NANCY ELIZABETH	PLAINTIFF	2/13/2025	—
2025-00089	GUSTAFERRI GLENN	DEFENDANT	2/13/2025	—

TORT — PREMISES LIABILITY

Case No.	Indexed Party	Type	Date	Amount
2025-00088	EDOO SHARON	PLAINTIFF	2/12/2025	—
2025-00088	KROPTAVITCH KYLE WILLIAM	DEFENDANT	2/12/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM FEBRUARY 3, 2025 TO FEBRUARY 7, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 223,850.00 Mortgagor: PIORKOWSKI, KATHLEEN E	Consideration: \$223,850.00 Mortgagee: LAKEVIEW LOAN SERVICING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 332,000.00 Mortgagor: BELL, MICHAEL K SR 2 - BELL, SHARON	Consideration: \$332,000.00 Mortgagee: TRUMARK FINANCIAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 198,750.00 Mortgagor: OGALLAGHER, JEAN	Consideration: \$198,750.00 Mortgagee: CLIFFCO INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 376,012.00 Mortgagor: ZIELINSKI, CORY 2 - ZIELINSKI, SARAH	Consideration: \$376,012.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 324,984.00 Mortgagor: LEGACY PROPERTY INVESTMENTS LLC 2 - LEGACY PROPERTY INVESTMENTS L L C	Consideration: \$324,984.00 Mortgagee: GROUND FLOOR CREDIT ONE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 414,400.00 Mortgagor: SOLORZANO, JOSEPH 2 - SOLORZANO, ELIZABETH	Consideration: \$414,400.00 Mortgagee: NET FEDERAL CREDIT UNION 2 - NET FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 80,000.00 Mortgagor: KENT, BRIAN CHARLES	Consideration: \$80,000.00 Mortgagee: HERITAGE FINANCIAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: 120,000.00 Mortgagor: SUVEG, JUSTIN 2 - SUVEG, GINA	Consideration: \$120,000.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 344,000.00 Mortgagor: MANAV NEPA LLC 2 - MANAV N EPA L L C 3 - AADHYA NEPA LLC 4 - AADHYA N EPA L L C	Consideration: \$344,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP

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

Information: 30,000.00 Mortgagor: BARBARA, WILLIAM 2 - SHUGRUE, TRICIA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$30,000.00 Mortgagee: WAYNE BANK Municipality BUCKINGHAM TOWNSHIP
Information: 60,000.00 Mortgagor: WENTZELL, TROY 2 - ROHRBACH, CARLA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$60,000.00 Mortgagee: WAYNE BANK Municipality LEBANON TOWNSHIP
Information: 30,000.00 Mortgagor: KROMKO, DAVID Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality WAYMART BOROUGH
Information: 348,500.00 Mortgagor: SNYDER, BENJAMIN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$348,500.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 3 - VETERANS UNITED HOME LOANS Municipality SOUTH CANAAN TOWNSHIP
Information: 9,600.00 Mortgagor: CONROY, BRIAN 2 - CHANDLER, COLLEEN CONROY 3 - CONROY, JENNA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$9,600.00 Mortgagee: QNB BANK 2 - Q N B BANK Municipality STERLING TOWNSHIP
Information: 147,150.00 Mortgagor: YOUNG, GARY W SR 2 - YOUNG, LEANNA M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$147,150.00 Mortgagee: NATIONS MORTGAGE Municipality HONESDALE BOROUGH
Information: 198,921.00 Mortgagor: WILSON, MATTHEW 2 - WILSON, ALYSSA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$198,921.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE Municipality WAYMART BOROUGH
Information: 8,485.74 Mortgagor: MULLEN, CHARLES 2 - LOCKWOOD, ROXANNE N Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$8,485.74 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality STERLING TOWNSHIP
Information: 397,000.00 Mortgagor: MARTOSELLA, JAMES 2 - SHANE, NANCY L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$397,000.00 Mortgagee: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 49,500.00 Mortgagor: HOLMES, EDWARD 2 - HOLMES, CRISTINA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$49,500.00 Mortgagee: COASTAL COMMUNITY BANK Municipality BERLIN TOWNSHIP

Information: 160,663.00 Mortgagor: VINUP, JESSICA WIDDOSS 2 - VINUP, ALBERT H AKA 3 - VINUP, ALBERT AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$160,663.00 Mortgagee: PLAZA HOME MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 6,126.75 Mortgagor: HAMLIN, PATRICIA A 2 - HAMLIN, ROBERT E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$6,126.75 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality LAKE TOWNSHIP
Information: 269,000.00 Mortgagor: UZIALKO, JOHN L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$269,000.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 3 - VETERANS UNITED HOME LOANS Municipality DREHER TOWNSHIP

DEEDS

Information: LOT 2293 Grantor: TWO TWO NINE THREE BROOKFIELD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$395,000.00 Grantee: ROTSHTEYN, VALENTIN 2 - ROTSHTEYN, ELEONORA Municipality LAKE TOWNSHIP
Information: LOT 1214 Grantor: PASQUALE ANYA BRETT LLC 2 - PASQUALE ANYA BRETT L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$415,000.00 Grantee: BELL, MICHAEL K SR 2 - BELL, SHARON Municipality LAKE TOWNSHIP
Information: LOT 163 Grantor: CHAUDOIR, RIC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: VANORE, ANDREW HENRY 2 - HERNANDEZ, BARBARA ANN Municipality LEHIGH TOWNSHIP
Information: Grantor: BOLLINGER, ARLEEN E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BOLLINGER, MARCUS 2 - BOLLINGER, KARIN Municipality LEHIGH TOWNSHIP
Information: LOT 676 Grantor: DURSO, EDMUND Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$265,000.00 Grantee: OGALLAGHER, JEAN Municipality SALEM TOWNSHIP
Information: LOT 499 Grantor: DAVIS, CHRISTINE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$364,000.00 Grantee: ZIELINSKI, CORY 2 - ZIELINSKI, SARAH Municipality SALEM TOWNSHIP
Information: LOT 76 Grantor: MANDELOS, VASILIKI B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$13,000.00 Grantee: VIRGINIA PLACE PROPERTIES 2 - NAVIGATOR PROPERTIES Municipality STERLING TOWNSHIP

Information: LOT 7 F Grantor: PETERSEN, NILES H 2 - PETERSEN, MAUREEN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Grantee: MCGURIMAN, MICHAEL K 2 - MCGURIMAN, KATHLEEN E Municipality PAUPACK TOWNSHIP
Information: Grantor: RICKAN INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$300,000.00 Grantee: LEGACY PROPERTY INVESTMENTS LLC 2 - LEGACY PROPERTY INVESTMENTS L L C Municipality HONESDALE BOROUGH
Information: PARCEL IV Grantor: OSTROSKI, MARC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$518,000.00 Grantee: SOLORZANO, JOSEPH 2 - SOLORZANO, ELIZABETH Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: MANDELOS, VASILIKI B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$8,000.00 Grantee: VIRGINIA PLACE PROPERTIES 2 - NAVIGATOR PROPERTIES Municipality PALMYRA TOWNSHIP
Information: Grantor: OLSEN, JOHN P EST AKA 2 - OLSEN, JOHN EST AKA 3 - OLSEN, KAREN R ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: OLSEN, KAREN R Municipality PRESTON TOWNSHIP
Information: LOT 177 Grantor: HASELTON, CAROL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$25,500.00 Grantee: SCARPULLA, BARBRA 2 - SCARPULLA, SHAD Municipality PAUPACK TOWNSHIP
Information: LOT 189 Grantor: CHAN, WILLIAM S 2 - CHAN, PATRICIA ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$310,000.00 Grantee: SUVEG, JUSTIN 2 - SUVEG, GINA Municipality PAUPACK TOWNSHIP
Information: LOT A Grantor: ANTONIO SIRVENT FAMILY TRUST II 2 - MARIA SIRVENT FAMILY TRUST II 3 - SIRVENT, MIGUEL A TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: ANTONIO SIRVENT FAMILY TRUST II 2 - MARIA SIRVENT FAMILY TRUST II 3 - SIRVENT, MIGUEL A TR Municipality DAMASCUS TOWNSHIP
Information: Grantor: CORDARO, PATSY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$360,000.00 Grantee: MANAV NEPA 2 - MANAV N E P A 3 - AADHYA NEPA 4 - AADHYA N E P A Municipality DAMASCUS TOWNSHIP
Information: PARCEL 7 Grantor: RIEFLER, TIMOTHY J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Grantee: FLORI, JENNIFER A 2 - MARTINEZ, ADELMO PEREZ Municipality OREGON TOWNSHIP
Information: LOT 119R Grantor: CHERUKA, JOSEPH P 2 - CHERUKA, CLAUDIA A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHERUKA, JOSEPH P Municipality PAUPACK TOWNSHIP

Information: LOT 3R Grantor: PATUTO, JAMES P	Consideration: \$1.00 Grantee: PATUTO, JAMES P 2 - PATUTO, NICHOLAS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: FIGURA, THOMAS DANIEL EST AKA 2 - FIGURA, THOMAS D EST AKA 3 - FIGURA, SHAUNA DANIELLE EXR AKA 4 - FIGURA, SHAUNA D EXR AKA	Consideration: \$1.00 Grantee: FIGURA, THOMAS MATTHEW 2 - FIGURA, SHAUNA D
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: Grantor: BARBE, MARILYN 2 - KREITNER, KATHRYN M 3 - KREITNER, KENNETH R	Consideration: \$299,000.00 Grantee: COSTA, THERESA 2 - COSTA, GEOFFREY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: ACEVEDO, LUIS 2 - ACEVEDO, BRITTNEY	Consideration: \$1.00 Grantee: ACEVEDO, LUIS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: LOT 372 Grantor: DETARANTO, ANGELO 2 - DETARANTO, MARY	Consideration: \$2,500.00 Grantee: TWICHELL, TODD 2 - MOSES, PATRICK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 379 Grantor: DETARANTO, ANGELO 2 - DETARANTO, MARY	Consideration: \$2,500.00 Grantee: TWICHELL, TODD 2 - MOSES, PATRICK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: BRUSSELL, STANLEY P 2 - BRUSSELL, LINDA A	Consideration: \$348,500.00 Grantee: SNYDER, BENJAMIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: FOXTON, ROBERT EST 2 - GIORDANO, REGINA ADM	Consideration: \$1.00 Grantee: GIORDANO, REGINA 2 - FOXTON, GERARD 3 - ELLSWORTH, MAUREEN 4 - FOXTON, JAMES 5 - FOXTON, THOMAS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: Grantor: CURTIS, KRISTIN M	Consideration: \$1.00 Grantee: CURTIS, ANDREW 2 - ALLGOOD, LILY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: LOT 406 Grantor: KRATZER, MARLENA M AGENT 2 - MERTZ, ANNIE P AKA BY AGENT 3 - FAUST, ANNIE AKA BY AGENT 4 - MERTZ, ANNIE AKA BY AGENT	Consideration: \$8,000.00 Grantee: SAVIDGE, TODD J 2 - SAVIDGE, DEIRDRE V
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

Information: Grantor: HUGHES, JACQUELINE R Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$245,000.00 Grantee: ALLEN, CHRISTINE Municipality LAKE TOWNSHIP
Information: LOT A Grantor: PALKO, LOUIS L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: PALKO, ADAM Municipality CANAAN TOWNSHIP
Information: Grantor: DUTTON, DIANNA LEA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: DIANNA DUTTON IRREV Municipality DAMASCUS TOWNSHIP
Information: Grantor: DOLPH, ELWOOD D EST 2 - DOLPH, BRUCE E EXR Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$200,000.00 Grantee: KNECHT, TIMOTHY 2 - KNECHT, JODI Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 1324 Grantor: MAIETTA, GREGORY S Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$690,000.00 Grantee: SHANNON, ERIC 2 - SNISARENKO, VALERY Municipality LAKE TOWNSHIP
Information: LOT 37 Grantor: VANGAASBECK, JUDY ANN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$20,000.00 Grantee: VIRGINIA PLACE PROPERTIES 2 - NAVIGATOR PROPERTIES Municipality STERLING TOWNSHIP
Information: LOT 387 Grantor: NG, GEORGE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$10,000.00 Grantee: DAVIS, HAROLD 2 - DAVIS, CHRISTINE Municipality SALEM TOWNSHIP
Information: Grantor: BORER, KRISTY M 2 - BORER, RICHARD Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$269,000.00 Grantee: UZIALKO, JOHN L Municipality DREHER TOWNSHIP
Information: LOT 48 Grantor: SCHWENKER, MATTHEW 2 - SCHWENKER, MEGAN CHRISTINA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$10,000.00 Grantee: BATES, CARY 2 - BATES, MICHELLE Municipality PAUPACK TOWNSHIP
Information: Grantor: HARRIS, JON Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$38,000.00 Grantee: POUR PROPERTIES Municipality HONESDALE BOROUGH
Information: LOT 48 Grantor: SEMON, JEFFREY JOSEPH 2 - SEMON, KIERSTEN ALLYCE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$11,500.00 Grantee: FERRARO, RICHARD Municipality SOUTH CANAAN TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
March 3, 2025–March 7, 2025

Monday, March 3, 2025

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

1:00 PM
DRO De Novo & Contempt
DeNovo-
440-2024-DR Molinari v. Molinari Campbell/Cali

Tuesday, March 4, 2025

8:30 AM – 8:45 AM
Murphy v. Murphy 460-2024-DR
Custody Pre-Trial
Campbell/ Rechner

8:45 AM
Rivero n/k/a Hessberger v. Rivero 145-2021-DR
Custody Hearing
Farrell/Pierangeli

Wednesday, March 5, 2025

8:45 AM
Commonwealth v. Yzkanin 457 & 458-2024-CR
Omnibus Hearing
DA/Nenner

9:00 AM
Central Court

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
Commonwealth v. Joseph Reider 127-2019-CR; 352-2019; 99-2024-CR
Hearing on competency
DA/Burlein

Thursday, March 6, 2025

8:45 AM
Extradition-USP Canaan-Web ex
Ira Weeks

9:00 AM
Formal Arraignment
Stout, Philip A. 179-2024-CR
Worzel, Mark 148-2024-CR

9:00 AM
Commonwealth Matters
Sentencing 207-2024-CR Maines, Ethan Gretz
Sentencing 299-2024-CR McIntosh, Christopher Burlein
Sentencing 402-2024-CR Kominski, Michele Lynott
Sentencing 228-2024-CR Banghart, Nathaniel Weed
Sentencing 124-2024-CR Adames-Mateo, Edgar Alberto Thompson
GP 396-2024-CR Labrador, Edwin Francis
Sentencing 345-2024-CR Teeple, Patrick Brown
Violation of Parole 81-2022-CR Kopoulos, Nikolaos
Violation of IPP 189-2023-CR Ashford, Alexandria

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1:00 PM
Commonwealth Matters
GP 413-2024-CR Macdonald, Michael K. Martin
GP 407-2024-CR McVicker, Daniel Martin II
ARD 14-2025-CR Desau, Matthew K. Martin
GP 392-2024-CR Charles, Steve Baron/Benedict
GP 386-2024-CR Clemo, Vincent Martin II
Sentencing 175-2024-CR Walsh, Michael Scanlon
GP 460-2024-CR; 369-2024-CR Drongoski, Julia Martin II

2:00 PM
Plea Offer Colloquy

Friday, March 7, 2025

9:00 AM
PFA
299-2024-DR Rodgers v. Rodgers Thomas/T.Farley
457-2024-DR Ziser v. Ziser Campbell/J.Ellis
42-2025-DR Gelatt v. Gelatt Campbell/Martin II
Motion to Amend PFA 468-2024-DR Brown v. Cooke

10:00 AM – 10:30 AM
Hess v. Hess 197-2018-DR
Sanctions
J.Ellis/Martin II

10:30 AM
Bunting v. Bunting 474-2024-DR
Argument on Defendant's Preliminary objections
Fisher/Cali

11:00 AM
Waller v. Waller 420-2022-DR
Hearing on Plaintiff's Petition to Confirm Accounting and Release of Escrow
Campbell/Pro Se

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

March 3, 2025–March 7, 2025

Monday, March 3, 2025

9:00 AM
Status Conferences

9:00 538-2024-CV Preston Township v. Vacirca McAndrew/Bugaj
9:15 614-2024-CV Berlin Solar 1 v. Berlin Township Malak/
9:30 80-2024-CV Murphy v. Flores Munley/Blazure/Vender

9:45 291-2024-CV Bis v. Breezewood Clause/Cohen
10:00 311-2024-CV Kennedy v. Vansickle
Landis/Rothenberg/Pro Se/Pro Se
10:15 283-2024-CV Sullivan v. Niles & Prussia Clause/Lermitte
10:30 493-2024-CV Delaware River v. LC Fins Ellis/Fischer
10:45 511-2024-CV Mahoney v., V&M Storage Dyer/Pro Se
11:00 646-2024-CV Crowther v. Black and Brass
Finnerty/Burns

9:30 AM
In Re: L. H. 46-2024-JV
Adjudication/Delinquency & Disposition
DA/Martin II

10:00 AM
In Re: D.J. 40-2024-JV
Consent Decree Hearing
DA/Burlein

1:30 PM
Atcavage & Lloyd v. Pioneer Pole Buildings 13-2025-CV
Argument on Preliminary Objections to Notice of Appeal
Farrell/Oster

Tuesday, March 4, 2025

9:00 AM
Dependency
9:00
Permanency Review/Goal Change
24 & 25-2023-DP
In RE: G. S. & D. F.
Anderson/Collins/Moulton/K.Martin
11:00
Permanency Review/Aggravated Circumstances
20 & 21-2023-DP
T.D. & J. D.
Otway/Collins/Muir/Burlein
1:00
Goal Change/TPR
30-2023-DP 3-2025-AD
In Re: A. S.
Anderson/Henry/Campbell/ /Martin II

Wednesday, March 5, 2025

9:30 AM
Rogers v. Sandy 88-2022-CV
Hearing on Plaintiff's Motion for writ of seizure
Benedict

1:30 PM
In Re: R. M. 32-2025-OCD
Hearing on Petition for Adjudication of Incapacity and the Appointment of
Plenary Guardian of the Estate and Person
Henry/Rechner

Thursday, March 6, 2025

9:30 AM
Settlers Hospitality Group v. Kelly 535-2024-CV
Petition for Preliminary Injunction
T. Farley/Rydzewski

1:00 PM
Com v Lanza
Commonwealth Matters
Guilty plea: 146-2024-CR Lackawanna DA McGrath/Martin II
Contempt: 270-2008-CR; 121-2014-CR

Friday, March 7, 2025

9:00 AM – 12:00 PM
Tax Assessment Appeal
537-2024-CV 1126 Verma Inc v. Assessment O'Brien/Kay/O'Neil
548-557-2024-CV Samhaven v. Assessment Tannenbaum/Kay
591-2023-CV Hadley v. Assessment Falcone/Saporito/Kay/Ellis

ARBITRATION ROOM CALENDAR

March 3, 2025–March 7, 2025

Friday, March 7, 2025

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


9:30 AM
Cammarata v. Cammarata 525-2021-DR
Review Conference (Karam)
Pierangeli/J.Ellis

10:00 AM
Molinari v. Molinari 444-2024-DR
Conciliation Conference (Karam)
Campbell/Lynott

10:30 AM
Whitty v. Whitty 137-2024-DR
Conciliation Conference (Karam)
Lermitte/Weed

11:00 AM
Current v. Current 395-2023-DR
Conciliation Conference (Karam)
DeLuca/Clause

11:30 AM – 12:00 PM
Williams v. Williams 79-2023-DR
Divorce Settlement Conference (Karam)
O'Hara/Pierangeli



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