

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

JOURNAL

OF WAYNE COUNTY, PA



May 23, 2025
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Honesdale, PA



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Court of Common Pleas 22nd Judicial District:

The Hon. Janine Edwards
President Judge

The Hon. Matthew Meagher
Judge

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



PA LEGAL ADS

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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

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Incorporation Notices	\$75
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A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.

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Wayne County LEGAL JOURNAL

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Honesdale, PA 18431
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2025 LEGAL ADVERTISING RATES

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LEGAL NOTICES

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

ESTATE NOTICES

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

ESTATE NOTICE

Estate of Laurie Marie Vanderwater
AKA Estate of Laurie M. Van de Water
Late of Clinton Township, Wayne County, PA
ADMINISTRATOR
Frances S. Gruber
214 Ninth Street
Honesdale, PA 18431
ATTORNEY
Frances S. Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Roberta Wright McCaulley
Late of Texas Township
ADMINISTRATOR
Robert McCaulley
519 Sand St.
Ravenswood, WV 26164

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Elizabeth M. Jennings
AKA Elizabeth Jennings
Late of Bethany Borough
EXECUTOR
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters Testamentary have been issued in the Estate of Charlmaine Cordaro, who died on April 22, 2025, late resident of Honesdale, Pennsylvania 18431, to Rosina Cordaro, 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 Rosina Cordaro, 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

5/23/2025 • 5/30/2025 • 6/6/2025

ESTATE NOTICE

Estate of Patricia Ann Bojakowski
AKA Patricia A. Bojakowski AKA
Patricia Bojakowski

Late of Orange County, California
with probate assets only in Wayne
County

ADMINISTRATOR

Michael J. Bojakowski c/o Fisher
& Fisher Law Offices LLC

525 Main Street, PO Box 396

Gouldsboro, PA 18424

ATTORNEY

Timothy B. Fisher II, Esq.

Fisher & Fisher Law Offices LLC

525 Main Street, PO Box 396

Gouldsboro, PA 18424

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters of Administration for
Real Estate in Wayne County,
Pennsylvania, have been issued in
the Estate of Jammie L. Taylor,
a/k/a Jamie Taylor, a/k/a Jammie
Lynn Taylor, who died on

September 2, 2022, late resident of

Gloucester County, New Jersey

08062, to Christopher T. Taylor,

Administrator of the Estate. All

persons indebted to said Estate are

required to make payment and all

persons having claims or demands

are to present the same without

delay to the Law Offices of

ALFRED J. HOWELL, ATTN:

ALFRED J. HOWELL, ESQUIRE,

Attorney for the Estate, at 109

Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE

ATTORNEY FOR THE ESTATE

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Randolph T. Borden

AKA Randolph Borden

Late of Bethany Borough

EXECUTOR

Gwen E. Borden

21 London Drive

Bethany, PA 18431

ATTORNEY

Nicholas A. Barna, Esq.

207 Tenth Street

Honesdale, PA 18431

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Carol B. Hansen

Late of Gouldsboro, Wayne

County, Pa

EXECUTOR

Jacqueline Cudworth

Estate of Carol Hansen

PO Box 273

Pluckemin, NJ 07978

5/16/2025 • 5/23/2025 • 5/30/2025

ESTATE NOTICE

Estate of Timothy E. Dowling

AKA Timothy Dowling

Late of Damascus Township

ADMINISTRATOR

Lisa Dowling

33 Conklin Hill Road

Damascus, PA 18415

ATTORNEY

Timothy P. Barna, Esq.

207 Tenth Street

Honesdale, PA 18431

5/9/2025 • 5/16/2025 • 5/23/2025

NOTICE OF ESTATE ADMINISTRATION

Estate of Robert Feldman, of Lake
Ariel, Pennsylvania
Date of Death: June 1, 2024

Notice is hereby given that Letters
Testamentary in the above-named
estate have been granted to the
undersigned, to whom all persons
owing said estate are requested to
make payment and those having
claims or demands against it make
known the same without delay.

David W. Saba, Executor
c/o David W. Saba, Esquire
345 Market St.
Kingston, PA 18704

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,
that Letters of Testamentary have
been issued in the Estate of Rolf
Karl Schodel late of Lake Ariel,
Wayne County, P.A., Date of
Death, September 6, 2024, to
Robert Schodel, 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 Robert Schodel
Executor, of the Estate of Rolf Karl
Schodel in c/o the Estate Attorney,
Tammy Lee Clause as follows:



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

5/9/2025 • 5/16/2025 • 5/23/2025

ADMINISTRATORS NOTICE

ESTATE OF Charles T. MacPeek,
Sr., a/k/a Charles MacPeek, Sr.,
a/k/a Charles MacPeek, late of
Damascus Township, Wayne
County, Pennsylvania. Any person
or persons having claim against or
indebted to the estate present same
to Charles T. MacPeek, Jr., a/k/a
Charles T. MacPeek, of 516
Rutledgedale Road, Equinunk, PA
18417, and Veronica Houghtaling,
of 118 Baldwin Hill Road,
Damascus, PA 18415. Ethan C.
Wood, Esq., 921 Court St.,
Honesdale, PA 18431, Attorney for
the Estate.

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of BERYL E.
VANWYCKHOUSE. Date of death
February 28, 2025. 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.

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

Notice is hereby given that Letters Testamentary have been granted to Diane Abbott, Executrix of the Estate of William T. Doherty a/k/a William Thomas Doherty a/k/a William Doherty, late of Wayne County, Honesdale, PA 18431, who died on December 24, 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 Executrix, Diane Abbott, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

5/9/2025 • 5/16/2025 • 5/23/2025

ESTATE NOTICE

Notice is hereby given that Letters of Administration have been granted in the Estate of Diane E. Walder, a/k/a Diane Walder, late of Lehigh Township, Wayne County, Pennsylvania, who died on September 22, 2018. All persons having claims or demands against the estate of the decedent shall make them known and present them, and all persons indebted to the decedent shall make payment thereof, without delay, to Barbara Brennan-West, Administrator, c/o Richard B. Henry, Esquire, Attorney for the Estate, 1105 Court Street, Honesdale, PA 18431.

Richard B. Henry, Esquire
Attorney ID No. 31768
1105 Court Street
Honesdale, PA 18431
570-253-7991

5/9/2025 • 5/16/2025 • 5/23/2025

OTHER NOTICES

NAME CHANGE

IN THE COURT OF COMMON
PLEAS OF THE 22ND JUDICIAL
DISTRICT
COMMONWEALTH OF
PENNSYLVANIA
COUNTY OF WAYNE

IN RE:
CHANGE OF NAME OF:
Ayvari Ford-Hetzel
No. 217-2025-CV
Rayven Ford-Hetzel
No. 217-2025-CV
River Ford-Hetzel
No. 219-2025-CV

ORDER

AND NOW, to wit, this 22nd day of April, 2025, upon consideration of the request for a new date, it is the ORDER of this Court that said request is GRANTED. The hearing previously scheduled for August 13, 2025 is rescheduled to **Wednesday, June 11, 2025 at 11:00 a.m., in Courtroom # 2 of the Wayne County Courthouse.**

All requirements outlined in the April 14, 2025 order must be complied with including notice to the non-petitioning parent.

BY THE COURT:

s/ Matthew L. Meagher
MATTHEW L. MEAGHER
Judge

5/23/2025

ADVERTISEMENT

NOTICE OF WINDING UP PROCEEDINGS OF B&B OF HONESDALE, CORP. A PENNSYLVANIA CORPORATION

TO ALL CREDITORS OF B&B OF HONESDALE, CORP.: This is to notify you that B&B of Honesdale Corp., a Pennsylvania Corporation with its registered office located at 125 Grandview Avenue, Honesdale, Pennsylvania, 18431, is dissolving and winding up its business.

5/23/2025

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 JUNE 4, 2025

By virtue of a writ of Execution instituted by: Freedom Mortgage Corporation issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of June, 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 those certain lots or parcels of land situate, lying and being in the Township of Clinton II, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL ONE:

COMMENCING at the common corner of lots numbered 21 and 22 on Vine Street; thence in a southerly direction 40 feet on said street; thence in a westerly direction at right angles to said street, 150 feet along the line of lots numbered 20 and 21 on said street; thence in a northerly direction parallel to said street, 40 feet along lands of the Hillside Coal and Iron Company to the rear corner of lots numbered 21 and 22; thence in an easterly direction 150 feet at right angles to said street to the place of BEGINNING.

CONTAINING about 6,000 square feet of land, be the same more or less.

COMPRISING Lot Number 21 on Vine Street, as the same is represented and designated on a map of building lots surveyed to H.W. Brown.

BEING Parcel Identification
Number 06-2-0004-0026

PARCEL TWO:

BEGINNING in the easterly line of Martin Street, the common corner of the lot herein conveyed and Lot No. 1, Section B-1, as laid out on a certain map of Martinville recorded in Wayne County Map Book 1,

Page 198; thence along the line of Lot No. 1, south 40 degrees 58 minutes east 100 feet, more or less to a corner; thence south 49 degrees 02 minutes west 40 feet to a corner; thence along the line of Lot No. 3 in said section, north 40 degrees 58 minutes west 100 feet, more or less, to the eastern line of Martin Street; thence along the same north 49 degrees 58 minutes west 100 feet, more or less, to the eastern line of Martin Street; thence along the same north 49 degrees 02 minutes east 40 feet to the place of BEGINNING

CONTAINING 4000 square feet of land, and being Lot No. 2, Section B-1, as plotted on said map of Martinville.

The Grantees, for themselves, their successors and assigns, agree that the lot herein conveyed shall be used for residential purposes only.

BEING Parcel Identification No. 06-2-0003-0133.

PARCEL THREE:
COMMENCING at the common corners of lots numbered nineteen (19) and twenty (20) on the westerly side of Vine Street; thence in a westerly direction along the line of said lots nineteen (19) and twenty (20), one hundred fifty (150) feet to the rear common corner of said lots; thence in a northerly direction forty (40) feet to the rear corner of lots numbered twenty (20) and twenty one (21) on said street; thence in an easterly direction one hundred fifty (150)

feet to the corner of lots numbered twenty (20) and twenty one (21) on said street; thence in a southerly direction forty (40) feet along the said street to the place of BEGINNING.

BEING Parcel Identification No. 06-2-0004-0025

PARCEL FOUR:
DISTINGUISHED as Lot No. Three (3) in Block No. One (1) as described and designated on map of building lots on lands of Martin Muchitz, et ux., in the said village. Said lot being in front on Martin Avenue forty (40) feet and forty (40) feet in rear, and one hundred (100) feet deep; and being bounded as follows: northerly by Martin Avenue; easterly by Lot No. Two (2); southerly by Lot No. Twenty (20) in the H.W. Brown Subdivision; and westerly by Lot No. four (4).

BEING Parcel Identification No. 06-2-0003-0132.

TITLE TO SAID PREMISES
VESTED IN Marion J. Babcock and Shane A. Babcock, by Deed from Patricia A. Kresock and Judith A. Sherman, dated July 27, 2017, recorded August 3, 2017, as Document Number 201700004664.

Seized and taken in execution as property of:
Marion J. Babcock 225 Vine Street
Browndale PA 18421
Shane A. Babcock 225 Vine Street
BROWNDAL, PA 18421

Execution No. 20-Civil-2025
Amount Due:\$121,898.78 Plus
additonal costs

March 10, 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.**

Nicole M. Francese Esq.

5/9/2025 • 5/16/2025 • 5/23/2025

**SHERIFF'S SALE
JUNE 4, 2025**

By virtue of a writ of Execution instituted by: Honesdale National Bank issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 4th day of June, 2025 at 10:00 AM in the

Conference Room on the third floor of th Wayne County Courthouse in the Borough of Honesdale the following property, viz:

ALL THAT CERTAIN piece or parcel of land situate in the Township of Berlin, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road 502, said point of beginning being the Southeasterly corner of lands now or formerly of Arthur J. Wright (Deed Book 362, Page 389, Taxable No. 01-247-14.3) and the Northeasterly corner of the within described parcel, thence along the center line of Township Road 502, the following two courses and distances. (1) South four (04) degrees thirty-seven (37) minutes thirty (30) seconds East one hundred seventeen and twenty-two hundredths (117.22); and (2) South six (06) degrees forty-nine (49) minutes thirty (30) seconds East thirty-six and forty-eight hundredths (36.48) feet to a point, thence through lands of Robert A. Drongoski (Deed Book 316, Page 264, Taxable No. 01-247-14.2), the following two courses and distances. (1) North eighty-two (82) degrees thirty-five (35) minutes thirty (30) seconds West (passing a set one-half inch rebar at 25.79 feet) three hundred thirty-three and forty-five hundredths (333.45) feet to a set one-half (1/2) inch rebar, and (2) North seven (07) degrees twenty-four (24)

minutes thirty (30) seconds East one hundred fifty (150) feet to a set one-half (1/2) inch rebar in the Southerly line of lands of Arthur J. Wright as aforesaid, thence along said lands, South eighty-two (82) degrees thirty-five (35) minutes thirty (30) seconds East (passing a one inch found pipe at 272.25 feet), three hundred and five hundredths (300.05) feet to the place of BEGINNING.

BEING Lot No. 2

The foregoing description is in accordance with Survey map of land prepared for Robert A. Drongoski, by Gary Packer, P.L.B. dated September 6, 1990, revised October 15, 1990, revised October 16, 1990, approved by the Berlin Township Supervisors October 16, 1990, a map of which is recorded in Wayne County Map Book 72 at Page 73.

TAX MAP NO. 01-0-0247-0014.0007

BEING the same premises which Robert O'Brien, by Deed dated 06/25/1991 and recorded 06/28/1991 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 577, Page 158, granted and conveyed unto Milton Jones and Rosemary Jones, husband and wife.

AND THE SAID Rosemary Jones, has since departed this life on 12/30/1996, leaving title vested in Milton Jones by right of survivorship.

AND ALSO BEING the same premises which Milton Jones, a widower, by Deed dated 10/28/1998 and recorded 10/30/1998 in the Office of the Recorder of Deeds in and for the County of Wayne in Deed Book 1432, Page 333, granted and conveyed unto Milton Jones and Harold R. Jones, as joint tenants with the right of survivorship.

AND THE SAID Milton Jones, has since departed this life on 06/06/2016, leaving title vested in Harold R. Jones by right of survivorship.

ADDRESS BEING: 77 Bavarian Hill Road, Beach Lake, PA 18405

Seized and taken in execution as property of:
Harold Jones 77 Bavarian Hill Road Beach Lake PA 18405
Karen Jones 60 Church Street CARBONDALE PA 18407

Execution No. 449-Civil-2024
Amount Due:\$24,258.64 Plus additional costs

March 6, 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.
 Stephen G. Bresset Esq.

5/9/2025 • 5/16/2025 • 5/23/2025

**SHERIFF'S SALE
JUNE 11, 2025**

By virtue of a writ of Execution instituted by: U.S. Bank Trust National Association, not in it's individual capacity but solely as owner trustee for RCF 2 Acquisition Trust issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 11th day of June, 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 THOSE CERTAIN pieces or parcels of land, situate in the Township of Clinton, County of Wayne, and State of Pennsylvania, bounded and described as follows:

FIRST PARCEL: BEGINNING AT A beech the northeast corner of said Lot; thence south along line of

Patrick White eighty (80) rods to point in same; thence westerly one hundred (100) rods along the north line of Douricks land to the southeast corner of other lands of Thomas Higgins; thence along same northerly eighty (80) rods to north line of said Lot No. 15; thence along said north line easterly one hundred (100) rods to the PLACE OF BEGINNING.

CONTAINING (50) acres, be the same more or less.

SECOND PARCEL: BEGINNING AT A beech tree in the northwest corner of said Lot; thence south along the west line of said lot eighty-two (82) rods to stones for a corner; thence east one hundred (100) rods to a heap of stones; thence north eighty-three (83) rods to a stones in the north line of said Lot; thence along the north line of said lot West one hundred (100) rods to the PLACE OF BEGINNING.

CONTAINING fifty-one (51) acres and forty-one (41) perches of land as surveyed to D.S. West, being the same more or less.

EXCEPTING AND RESERVING from the Second Parcel above described, the following described parcel:

BEGINNING AT A RAILROAD TIE FENCE POST, found for a corner, at the southeast corner of lands of Richard Martzen (Record Book 2914 at Page 282), the southwest corner of lands of

Joseph A. & Marie R. Bishop (Record Book 1984 at Page 287; Map Book 59 at Page 27), the northwest corner of lands of Gerard Booths (Record Book 2745 at Page 14; Map Book 102 at page 118) and the northeastern of the lands herein conveyed; thence along the western line of lands of said Gerard Booths South 08 degrees 36 minutes 06 seconds West a distance of 1335.81 feet to an iron pin corner set at the northeast corner of lands of Donald & Christina Salak (Deed Book 332 at Page 038 -"Parcel II;"); thence along the northerly line of lands of said Donald & Christina Salak North 80 degrees 53 minutes 54 seconds West a distance of 1058.8 feet to an iron pin corner set; thence through the lands of the (previous) Grantor (Anne M. Martzen and Paul Martzen) North 03 degrees 51 minutes 15 seconds West a distance of 1359.84 feet to an iron pin corner set in the southern line of lands of the aforementioned Richard Martzen; thence along the southern line of lands of said Richard Martzen South 81 degrees 20 minutes 42 seconds East a distance of 1351.64 feet to the POINT OR PLACE OF BEGINNING.

BEING LOT B shown on the subdivision map hereinafter referred to and containing 36.824 acres of land inclusive of that area occupied by all utilities and rights-of-way which was conveyed to Richard J Martzen as set forth in Wayne County Record Book 4937 at page 145.

NOTE: This 36.824 acre parcel of property (which is retained by the Grantors) also possesses an appurtenant easement for ingress, egress and regress for the Grantors, their heirs, successors and assigns upon Maplewood Stable Drive (now known as Martzen Drive) leading from Little Keen Road to said parcel, as specifically identified in the Deed possessing Instrument Number 201500007222 and recorded in Wayne County Record Book 4937, page 145, and as further identified upon the approved subdivision map recorded in Wayne County Map Book 122, page 69, which traverses at or about the common property line of Wayne County Tax Parcel Nos. 06-1-0265-0057.0002 and 06-1-0241-0021.

The remaining/residual lands of the (previous grantors) Anne M. Martzen and Paul Martzen (64.2 acres) shall not be considered separate or unique building lots and the Internal Parcel/Lot line contained in this deed, shall be extinguished by this subdivision.

This "remaining/residual" portion of PARCEL TWO shall be joined to and become an inseparable part of PARCEL ONE are recorded in Wayne County Record Book 3451 at Page 112 and CANNOT be subdivided, conveyed or sold separately or apart therefrom without prior approval of Clinton Township.

THE ABOVE PREMISES ARE DESIGNATED as Wayne County

Tax Parcels 06-1-0265-0057.0002
(Control Number 004078).

UNDER AND SUBJECT to all
conditions, reservations,
restrictions, rights-of-way,
exceptions and easements as are
visible on the ground or as are
contained in prior deed forming the
chain of title.

BEING KNOWN AS: 274 LITTLE
KEEN ROAD WAYMART, PA
18472

PROPERTY ID: 06-1-0241-
0057.0002

TITLE TO SAID PREMISES IS
VESTED IN JOHN TRAPPER
AND ANNE TRAPPER,
HUSBAND AND WIFE, AS

Seized and taken in execution as
property of:
John M. Trapper 274 Little Keen
Rd Waymart PA 18472
Anne M. Martzen aka Anne M.
Trapper 274 Little Keen Rd
WAYMART PA 18472
Stephanie Martzen 274 Little Keen
Road WAYMART PA 18472
Richard J. Martzen 222 Sherwood
Dr WAYMART PA 18472
Gregory & Associates, PC David
M. Gregory, Esq., Atty. For

Richard J. Martzen 307 Erie Street
HONESDALE PA

Execution No. 252-Civil-2023
Amount Due:\$409,111.83 Plus
additional costs

March 13, 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.**
Cierra Mendez Esq.

5/16/2025 • 5/23/2025 • 5/30/2025

CIVIL ACTIONS FILED

FROM MAY 3, 2025 TO MAY 9, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2021-20582	COUGHLIN GININA THERESA	5/05/2025 8:02	SATISFACTION	—
2023-00588	SUMMIT CAMP LLC	5/06/2025 1:44	JDGMT BY COURT ORDER	509,262.00
2023-20154	BOLIVAR JANETH	5/09/2025 10:34	SATISFACTION	—
2023-20406	JORDON HOLDINGS LLC	5/09/2025 10:34	SATISFACTION	—
2023-20567	BOJNOSKI JONATHAN	5/09/2025 10:34	SATISFACTION	—
2023-20726	SAMUDIO LUIS	5/05/2025 12:36	SATISFACTION	13,757.06
2023-20726	SAMUDIO S HUBBARD	5/05/2025 12:36	SATISFACTION	13,757.06
2023-20726	HUBBARD S SAMUDIO	5/05/2025 12:36	SATISFACTION	13,757.06
2024-00229	BZ LIBERTY MAINTENANCE	5/09/2025 11:51	DEFAULT JUDGMENT	73,375.76
2024-00229	BILLY Z LIBERTY MAINTENANCE INC	5/09/2025 11:51	DEFAULT JUDGMENT	73,375.76
2024-00613	G&G STONE INC	5/09/2025 10:39	DEFAULT JUDGMENT	74,460.00
2024-20375	ECHO STAR NETWORK	5/09/2025 10: 34	SATISFACTION	—
2024-20806	GEO PROPERTY GROUP LLC	5/09/2025 10:34	SATISFACTION	—
2024-20848	REYNOLDS GLENN A	5/05/2025 12:29	WRIT OF SCIRE FACIAS	—
2025-00116	ARNOLD TRACY L A/K/A	5/05/2025 2:40	WRIT OF EXECUTION	58,428.90
2025-00116	ARNOLD TRACY LYNN ADMIN OF EST OF ROBERT JOHNSON	5/05/2025 2:40	WRIT OF EXECUTION	58,428.90
2025-00148	MITSCHELE ERIC	5/08/2025 3:18	JUDGMENT "IN REM"	191,101.64
2025-00148	MITSCHELE ERIC	5/08/2025 3:19	WRIT OF EXECUTION	191,101.64
2025-00269	ONPOINTE PROPERTY GROUP LLC	5/08/2025 2:13	CONFESSION OF JDGMT	115,688.24
2025-00269	FARLEY MICHAEL J	5/08/2025 2:13	CONFESSION OF JDGMT	115,688.24
2025-20110	SCHIAVO TOBY C	5/06/2025 8: 25	SATISFACTION	—
2025-20135	KOMINSKI MICHELE L	5/05/2025 8:02	SATISFACTION	—
2025-20190	LEENIG KATHLEEN P	5/08/2025 2:18	SATISFACTION	—
2025-20241	ALLATTO TERESA A	5/05/2025 1:05	JP TRANSCRIPT	3,081.09
2025-20242	FILER RUTH M	5/05/2025 2:47	JP TRANSCRIPT	5,779.96
2025-20243	THOMAS TIFFANY	5/05/2025 3:15	JP TRANSCRIPT	1,472.40
2025-20244	HARRIOTT RALPH	5/06/2025 8:19	JP TRANSCRIPT	1,446.60
2025-20245	VASAPOLLI JOSEPH A	5/06/2025 8:43	TAX LIEN	6,386.54
2025-20246	SENGUN KAYHAN	5/06/2025 8:43	TAX LIEN	3,164.97
2025-20247	YODICE MICHAEL A	5/06/2025 8:43	TAX LIEN	2,072.79
2025-20247	YODICE CHRISTINE	5/06/2025 8:43	TAX LIEN	2,072.79
2025-20248	YODICE MICHAEL A	5/06/2025 8:43	TAX LIEN	1,130.57
2025-20249	NORTHEAST MECHANICAL HVAC LIMITED LIABILITY CORPORATION	5/06/2025 10:50	JP TRANSCRIPT	4,329.62
2025-20249	NORTHEAST MECHANICAL HVAC LIMITED LIABILITY CORPORATION	5/06/2025 10:51	WRIT OF EXE-UTION	5,941.16

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

2025-20250	MCVEIGH ELIZABETH	5/07/2025 11:21	JP TRANSCRIPT	5,567.85
2025-20250	MAKING MAGICAL MOMENTS LLC D/B/A	5/07/2025 11:21	JP TRANSCRIPT	5,567.85
2025-20250	MCVEIGH ELIZABETH	5/07/2025 11:34	WRIT OF EXECUTION	6,059.60
2025-20250	MAKING MAGICAL MOMENTS LLC D/B/A	5/07/2025 11:34	WRIT OF EXECUTION	6,059.60
2025-20251	KENYON WAYNE MATTHEW	5/07/2025 12:05	JUDGMENT	812.25
2025-20252	LORD SCOTT G	5/07/2025 12:05	JUDGMENT	652.25
2025-20253	LORD SCOTT G	5/07/2025 12:05	JUDGMENT	6,420.86
2025-20254	MATEO EDGAR ALBERTO ADAMES	5/08/2025 2:19	JUDGMENT	6,470.62
2025-20254	AMES EDGAR ALBERTO MATEO	5/08/2025 2:19	JUDGMENT	6,470.62
2025-20255	G ADAMS RESTORATION LLC	5/09/2025 3:04	JUDG/PHILADELPHIA CO	18,384.59
2025-40024	CIRAOLLO JOSEPH OWNER	P 5/05/2025 3:47	WAIVER OF LIENS	—
2025-40024	JC CONSTRUCTION AND REMODELING CONTRACTOR	5/05/2025 3:47	WAIVER OF LIENS	—
2025-40025	SCOTT THOMAS M OWNER	P 5/07/2025 12:42	STIP VS LIENS	—
2025-40025	SCOTT MICHELE L OWNER	P 5/07/2025 12:42	STIP VS LIENS	—
2025-40025	FIVE STAR MODULAR INC CONTRACTOR	5/07/2025 12:42	STIP VS LIENS	—
2025-40026	WADESON CHRISTOPHER OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40026	WADESON REBECCA OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40026	JS MASONRY CONTRACTOR	5/08/2025 2:39	STIP VS LIENS	—
2025-40027	WADESON CHRISTOPHER OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40027	WADESON REBECCA OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40027	KINZINGER HVAC CONTRACTOR	5/08/2025 2:39	STIP VS LIENS	—
2025-40028	WADESON CHRISTOPHER OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40028	WADESON REBECCA OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40028	ROY STEVE CONTRACTOR	5/08/2025 2:39	STIP VS LIENS	—
2025-40029	WADESON CHRISTOPHER OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40029	WADESON REBECCA OWNER	P 5/08/2025 2:39	STIP VS LIENS	—
2025-40029	ESTEMERWALT LOG HOMES CONTRACTOR	5/08/2025 2:39	STIP VS LIENS	—
2025-90066	REX DUSTIN SCOTT	5/07/2025 3:19	ESTATE CLAIM	9,625.00

COMPLAINT — CONFESSION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00269	WAYNE BANK	PLAINTIFF	5/08/2025	—
2025-00269	ONPOINTE PROPERTY GROUP LLC	DEFENDANT	5/08/2025	—
2025-00269	FARLEY MICHAEL J	DEFENDANT	5/08/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00260	JPMORGAN CHASE BANK N A	PLAINTIFF	5/05/2025	—
2025-00260	SMITH NATHAN	DEFENDANT	5/05/2025	—
2025-00261	CITIBANK N A	PLAINTIFF	5/05/2025	—
2025-00261	TALLMAN CODY	DEFENDANT	5/05/2025	—
2025-00262	WELLS FARGO BANK N A	PLAINTIFF	5/05/2025	—
2025-00262	TAYLOR CAROLE	DEFENDANT	5/05/2025	—

2025-00267	BANK OF AMERICA N A	PLAINTIFF	5/08/2025	—
2025-00267	LENAHAN BRYAN WILLIAM	DEFENDANT	5/08/2025	—
2025-00268	CAPITAL ONE N A	PLAINTIFF	5/08/2025	—
2025-00268	CAMARDESI ANTHONY	DEFENDANT	5/08/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00259	NET BANK NATIONAL ASSOCIATION	PLAINTIFF	5/05/2025	—
2025-00259	MUNLEY EVAN P	DEFENDANT	5/05/2025	—
2025-00264	TYLER PUMP & WELL SERVICES LLC	PLAINTIFF	5/06/2025	—
2025-00264	SOUTHERTON COREY	DEFENDANT	5/06/2025	—
2025-00266	LANDERS JAMES	PLAINTIFF	5/08/2025	—
2025-00266	BARILLO R J	DEFENDANT	5/08/2025	—

NAME CHANGE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00270	EGAN-CRUZ JADE TRISTAN	PETITIONER	5/09/2025	—
2025-00271	WARNINGER ELIZABETH ELENA INEZ	PETITIONER	5/09/2025	—

ORDER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00258	VENIRE FOR JURORS FOR MAY 2025	PLAINTIFF	5/05/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00257	6 FOOT WHITE BOX TRAILER VIN #216HCB06167P062891	PETITIONER	5/05/2025	—
2025-00257	BARR ABRAHAM	PETITIONER	5/05/2025	—
2025-00257	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	5/05/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00263	FIFTH THIRD BANK NATIONAL ASSOCIATION	PLAINTIFF	5/05/2025	—
2025-00263	OVERTON WHITE VALERIE R	DEFENDANT	5/05/2025	—
2025-00263	WHITE VALERIE R OVERTON	DEFENDANT	5/05/2025	—
2025-00263	WHITE GEORGE S JR	DEFENDANT	5/05/2025	—

TORT — NUISANCE

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00265	KANE REBEKAH AN INDIVIDUAL	PLAINTIFF	5/07/2025	—
2025-00265	MIGNANO CARLEY	DEFENDANT	5/07/2025	—
2025-00265	BEJESKI MICHAEL	DEFENDANT	5/07/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM APRIL 28, 2025 TO MAY 2, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 185,000.00 Mortgagor: MOIR, TODD 2 - MOIR, LAURIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$185,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ACNB BANK 3 - A C N B BANK Municipality CLINTON TOWNSHIP 1
Information: 125,000.00 Mortgagor: JAMES H WILSON FUNERAL HOME INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: NEWMAN, ADAM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality PRESTON TOWNSHIP
Information: 125,000.00 Mortgagor: JAMES, CHRISTOPHER M 2 - JAMES, BRIAN M 3 - JAMES, MARK M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 60,000.00 Mortgagor: OPINSKY, MICHAEL J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 75,000.00 Mortgagor: BECKER, CRAIG M 2 - BECKER, JULIE ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 51,459.00 Mortgagor: JAMES H WILSON FUNERAL HOME INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$51,459.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 51,459.00 Mortgagor: JAMES, CHRISTOPHER M 2 - JAMES, BRIAN M 3 - JAMES, MARK M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$51,459.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 78,668.00 Mortgagor: JAMES H WILSON FUNERAL HOME Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$78,668.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP
Information: 78,668.00 Mortgagor: JAMES, CHRISTOPHER M 2 - JAMES, BRIAN M 3 - JAMES, MARK M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$78,668.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP

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

Information: 293,550.00 Mortgagor: HUFF, PETER 2 - HUFF, ALEXIS	Consideration: \$293,550.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 156,120.00 Mortgagor: HUNTER, JASON A JR	Consideration: \$156,120.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 75,000.00 Mortgagor: DUFFY, THOMAS 2 - DUFFY, MARIANNA	Consideration: \$75,000.00 Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 2 - ROCKET MORTGAGE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 50,000.00 Mortgagor: POSASTIUC, LIVIU DANIEL 2 - POSASTIUC, TIFFANIE	Consideration: \$50,000.00 Mortgagee: COASTAL COMMUNITY BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: 161,000.00 Mortgagor: ELEZI, ASLIHA 2 - ELEZI, ADEM	Consideration: \$161,000.00 Mortgagee: TD BANK 2 - T D BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 75,000.00 Mortgagor: ORDNING, JEFFREY J 2 - ORDNING, CASSIE S	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: 50,000.00 Mortgagor: ESSELMAN, SHAWN 2 - ESSELMAN, GRACE	Consideration: \$50,000.00 Mortgagee: KRULL, CHARLES A 2 - KRULL, ALISON S
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 400,000.00 Mortgagor: SCHWEIGHOFER, TIMOTHY R 2 - SCHWEIGHOFER, JENNIFER L	Consideration: \$400,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 1,000,000.00 Mortgagor: FIRST BAPTIST CHURCH OF WAYMART 2 - WAYMART CHURCH	Consideration: \$1,000,000.00 Mortgagee: HONESDALE NATIONAL BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: 490,943.00 Mortgagor: SILVA, MILENA PEREIRA	Consideration: \$490,943.00 Mortgagee: ABSOLUTE HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: 25,000.00 Mortgagor: JOHNSON, JAMES M	Consideration: \$25,000.00 Mortgagee: FIRST NATIONAL BANK OF PA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP

Information: 179,900.00 Mortgagor: SEVEN TWO FOUR CHURCH HAWLEY LLC 2 - SEVEN TWO FOUR CHURCH HAWLEY L L C	Consideration: \$179,900.00 Mortgagee: KHOURY, GLENN 2 - KHOURY, JENNIFER D LUKE 3 - LUKEKHOURY, JENNIFER D
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HAWLEY BOROUGH
Information: 50,000.00 Mortgagor: FRITZ, STEPHEN C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality OREGON TOWNSHIP
Information: 67,538.00 Mortgagor: SAPET, MATTHEW J 2 - ENGLERT, LAUREN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$67,538.00 Mortgagee: NBT BANK 2 - N B T BANK Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: HOOK, DAVID J 2 - HOOK, LORI A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: NET FEDERAL CREDIT UNION 2 - NET FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 285,600.00 Mortgagor: BALDWIN, ALAN W	Consideration: \$285,600.00 Mortgagee: NEWREZ LLC 2 - NEWREZ L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 35,000.00 Mortgagor: MITSCHLE, KIMBERLY L 2 - MILLER, KIMBERLY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Mortgagee: WAYNE BANK Municipality DAMASCUS TOWNSHIP
Information: 336,000.00 Mortgagor: SMITH, ELLIOTT E 2 - SMITH, MAGDALENA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$336,000.00 Mortgagee: WAYNE BANK Municipality TEXAS TOWNSHIP 3
Information: 720,000.00 Mortgagor: MARTINEZ, MIGUEL ANGEL FERNANDEZ 2 - CAICEDO, MARISELA PERFOMO	Consideration: \$720,000.00 Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 165,750.00 Mortgagor: DOLAN, BERT R 2 - KUHENS, KARIN	Consideration: \$165,750.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: 300,000.00 Mortgagor: GALLAGHER, KAELEA	Consideration: \$300,000.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 150,000.00 Mortgagor: BURRELL, ANDREW G 2 - BURRELL, JUSTINE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$150,000.00 Mortgagee: DIME BANK Municipality DYBERRY TOWNSHIP

Information: 324,000.00 Mortgagor: ONE NINE SIX SILKMANS ROAD	Consideration: \$324,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: 20,000.00 Mortgagor: SCHMIDT, KAREN E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$20,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality LEHIGH TOWNSHIP
Information: 40,000.00 Mortgagor: NEAGU, MIHAI F 2 - NEAGU, ANDREEA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$40,000.00 Mortgagee: PENN EAST FEDERAL CREDIT UNION Municipality LAKE TOWNSHIP
Information: 8,420.57 Mortgagor: TERWILLIGER, DANNY L JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$8,420.57 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality DAMASCUS TOWNSHIP
Information: 417,317.00 Mortgagor: PINKSTON, TIMOTHY STUART JR	Consideration: \$417,317.00 Mortgagee: NOVUS HOME MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A 1 - N/-A	Municipality PRESTON TOWNSHIP CHERRY RIDGE TOWNSHIP

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DEEDS

Information: LOT 8 Grantor: HAWTIN, JOHN	Consideration: \$59,000.00 Grantee: QUATTROCCHI, JOHN 2 - QUATTROCCHI, ANN M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: LOT 20 Grantor: BAGINSKI, STANLEY P 2 - BAGINSKI, LUCILLE	Consideration: \$295,000.00 Grantee: JOSEPH JERMANN III TRUST 2 - BARBARA A JERMANN TRUST 3 - JERMANN, JOSEPH JIII TR 4 - JERMANN, BARBARA A TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: SARGENT, FRANK R JR	Consideration: \$255,000.00 Grantee: MOIR, TODD 2 - MOIR, LAURIE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 1
Information: LOT 26 Grantor: SULLIVAN, DANIEL	Consideration: \$49,900.00 Grantee: STUART, STEVEN E 2 - STUART, MARIAN L
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: Grantor: BRACE, RANDALL 2 - BRACE, DIANE	Consideration: \$1.00 Grantee: BRACE, RANDAL 2 - BRACE, DIANE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: BRACE, DIANE	Consideration: \$1.00 Grantee: BRACE, RANDAL 2 - BRACE, DIANE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: BRODY, ANITA B	Consideration: \$1.00 Grantee: BRODY, TIMOTHY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: BRODY, ANITA B	Consideration: \$1.00 Grantee: BRODY, TIMOTHY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: DORN, CHRISTOPHER 2 - FARRELL, AMY 3 - FARRELL, SKYLER 4 - CASCIOLA, LARA	Consideration: \$1.00 Grantee: DORN, CHRISTOPHER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: Grantor: GUSTAFSON, ROBERT KIRT 2 - DAVIS, JAMES V	Consideration: \$10,000.00 Grantee: COSTA, ANTHONY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: LOT 45 Grantor: GAMBLE, MARGARET ANN EST AKA 2 - GAMBLE, MARGARET A EST AKA 3 - NUTTYCOMBE, WALLACE R EXR 4 - GAMBLE, MARGARET EST AKA 5 - NUTTYCOMBE, ELIZABETH COLE	Consideration: \$1,500.00 Grantee: STEPHENS, SALLY A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP

Information: LOT 3 Grantor: NOGAN, LOLITA	Consideration: \$309,000.00 Grantee: HUFF, PETER 2 - HUFF, ALEXIS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: DERRICK, BERNARD V EST AKA 2 - DERRICK, BERNARD VINCENT EST AKA 3 - DERRICK, BERNARD EST AKA 4 - DERRICK, RONALD J EXR AKA 5 - DERRICK, RONALD JAMES EXR AKA 6 - LATOURETTE, DENISE M EXR AKA 7 - LATOURETTE, DENISE EXR AKA	Consideration: \$159,000.00 Grantee: HUNTER, JASON JR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: BRODY, ANITA B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BRODY, TIMOTHY Municipality DAMASCUS TOWNSHIP
Information: Grantor: COOK, ILONA 2 - FARAGO, GEORGE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: FARAGO, GEORGE 2 - FARAGO, AMANDA N Municipality DAMASCUS TOWNSHIP
Information: Grantor: WAGNER, JEFFREY SCOTT 2 - WAGNER, ELIZABETH LASHER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$435,000.00 Grantee: KWAN, SELINA 2 - SNELLING, OLIVER Municipality DAMASCUS TOWNSHIP
Information: LOT 2656 Grantor: BAGINSKI, GAIL L	Consideration: \$240,000.00 Grantee: MG ONE ONE RENTALS LLC 2 - M G ONE ONE RENTALS L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: LOT 5 Grantor: LUTZ, HELMUT 2 - LUTZ, EDITH	Consideration: \$1.00 Grantee: RODRIGUEZ, CHRISTINE 2 - RODRIGUEZ, RICHARD 3 - LUTZ, RICHARD H 4 - LUTZ, YVONNE 5 - FERNANDEZ, CATHLEEN 6 - FERNANDEZ, GARY
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PRESTON TOWNSHIP
Information: LOT 7 Grantor: STECKERT, GEORGE F EST AKA 2 - STECKERT, GEORGE EST AKA 3 - STECKERT, CYNTHIA A ADM	Consideration: \$1.00 Grantee: STECKERT, JESSICA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 2
Information: LOT 5 Grantor: DUNN, WILLIAM G 2 - DUNN, CAROL H	Consideration: \$12,000.00 Grantee: HENRY, DORIE J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP
Information: LOT 5 Grantor: HENRY, RICHARD B 2 - HENRY, SUSAN J RICKARD 3 - RICKARDHENRY, SUSAN J	Consideration: \$1.00 Grantee: HENRY, DORIE J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BERLIN TOWNSHIP

Information: LOT 23 Grantor: ATKINSON, ALEXANDRA PAULA 2 - BARILARI, CAMILO MARIANO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RICE, CHRISTIAN CALE 2 - RICE, JANEL REPPERT Municipality LEHIGH TOWNSHIP
Information: LOT 548 Grantor: MARTINEZ, THAIS 2 - MARTINEZ, LINDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$500,000.00 Grantee: SILVA, MILENA PEREIRA Municipality SALEM TOWNSHIP
Information: LOT 7 Grantor: STECKERT, JESSICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: STECKERT, CYNTHIA A Municipality CLINTON TOWNSHIP 2
Information: Grantor: SEVEN TWO FOUR CHURCH LLC 2 - SEVEN TWO FOUR CHURCH L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$224,900.00 Grantee: SEVEN TWO FOUR CHURCH HAWLEY LLC 2 - SEVEN TWO FOUR CHURCH HAWLEY L L C Municipality HAWLEY BOROUGH
Information: Grantor: GUARINO, JOHN B EST 2 - GUARINO, JOHN G EXR 3 - FISCHER, ANNE 4 - GERARD, PATRICIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: GUARINO, JOHN G 2 - AVILA, KATHLEEN 3 - GUARINO, PAUL 4 - SALVADORI, DIANE 5 - GUARINO, THOMAS Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: LATOURETTE FAMILY IRREVOCABLE TRUST 2 - LATOURETTE, CLINTON C TR 3 - LATOURETTE, MARK M TR 4 - LATOURETTE, GRANT M TR 5 - KOMAR, CARLA J TR 6 - LATOURETTE, GERALD G TR 7 - LATOURETTE, GERRITT O TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: LATOURETTE, GERALD G Municipality OREGON TOWNSHIP
Information: Grantor: FROMERT, LAWRENCE B 2 - FROMERT, THOMAS B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: FROMERT, LAWRENCE B 2 - FROMERT, THOMAS B Municipality STERLING TOWNSHIP
Information: LOT 23 Grantor: BACKCOUNTRY MODERN LLC 2 - BACKCOUNTRY MODERN L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$23,000.00 Grantee: LEICH, LAURA A RYAN 2 - RYANLEICH, LAURA A Municipality DYBERRY TOWNSHIP
Information: LOT B Grantor: DAKEY, MARJORIE C EST AKA 2 - DAKEY, MARJORIE EST AKA 3 - DAKEY, MARJORIE J EST AKA 4 - DAKEY, ALAN W EXR AKA 5 - DAKEY, ALAN WILLARD EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$445,000.00 Grantee: BURKHARDT, MICHAEL 2 - BURKHARDT, CAROL Municipality CANAAN TOWNSHIP

Information:	Consideration: \$60,000.00
Grantor: CASCADE FUNDING MORTGAGE TRUST ABONE BY AF	Grantee: VVM PROPERTY HOLDINGS LLC
2 - CASCADE FUNDING MORTGAGE TRUST A B	
ONE BY AF	2 - V V M PROPERTY HOLDINGS L L C
3 - PHH MORTGAGE CORPORATION AF	3 - PORPORA, STEVEN
4 - P H H MORTGAGE CORPORATION AF	
5 - PHH MORTGAGE SERVICES AF	
6 - P H H MORTGAGE SERVICES AF	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	HONESDALE BOROUGH
Information: LOT 15	Consideration: \$245,000.00
Grantor: KURRE, EDWARD BY AGENT	Grantee: MURPHY, RICHARD L
2 - DARAZSDI, MANUELA J AGENT	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PALMYRA TOWNSHIP
Information:	Consideration: \$1.00
Grantor: THORPE, SUSAN WELLER	Grantee: JOHNSON, FINN
	2 - JOHNSON, TIMOTHY
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP
Information:	Consideration: \$408,000.00
Grantor: CONWAY, VIRGINIA H	Grantee: BALDWIN, ALAN W
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	PAUPACK TOWNSHIP
Information: LOT 152	Consideration: \$1.00
Grantor: IVONE, MICHAEL	Grantee: IVONE, MICHAEL
	2 - IVONE, HEDWIG KISS
	3 - KISSIVONE, HEDWIG
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP
Information: LOT 2	Consideration: \$16,000.00
Grantor: MARTINI, SONIA ZACHER	Grantee: ZACHER, JOSEPH A
	2 - ZACHER, LAURA
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	DAMASCUS TOWNSHIP
Information:	Consideration: \$1.00
Grantor: UTEGG, DONNA	Grantee: UTEGG, JODY
2 - MILLER, DONNA	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	CLINTON TOWNSHIP 1
Information: LOT 15	Consideration: \$1.00
Grantor: POPE, DEAN	Grantee: POPE, DEAN C JR
2 - POPE, DEAN C JR	
3 - POPE, SHAWN DAVID	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	STERLING TOWNSHIP
Information: LOT 30	Consideration: \$1.00
Grantor: POPE, DEAN C	Grantee: POPE, DEAN C SR
2 - POPE, DEAN C JR	
3 - POPE, SHAWN D	
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	STERLING TOWNSHIP
Information:	Consideration: \$1.00
Grantor: SANTORO, DANIEL S	Grantee: AMERICAN HOUSE TATTOOING
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	DAMASCUS TOWNSHIP
Information: LOT 753	Consideration: \$676,200.00
Grantor: SALLUSTRO, FRANK	Grantee: CINELLI, JEANETTE G
2 - SALLUSTRO, ANN M	2 - CINELLI, PHILIP J
Locations: C -Map -Blk-Lot-unit	Municipality
1 - N/-A	SALEM TOWNSHIP

Information: Grantor: KARAZIA, JO ANN	Consideration: \$420,000.00 Grantee: SMITH, ELLIOTT E 2 - SMITH, MAGDALENA M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 3
Information: Grantor: SCHOELLER, MARK S	Consideration: \$255,000.00 Grantee: DOLAN, BERT R 2 - KUHENS, KARIN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: IRITANO, DONNA	Consideration: \$800,000.00 Grantee: FERNANDEZMARTINEZ, MIGUEL ANGEL 2 - MARTINEZ, MIGUEL ANGEL FERNANDEZ 3 - CAICEDO, MARISELA PERDOMO
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: HURST, ROGERS DANIEL EST 2 - HURST, ROGERS D EST 3 - HURST, ROGER D EST 4 - HURST, ROGER EST 5 - RAFFIO, CYNTHIA ADM	Consideration: \$1.00 Grantee: TROMBATORE, PAUL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: LOT 1 Grantor: STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION	Consideration: \$400,000.00 Grantee: GALLAGHER, KAELA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 197 Grantor: FLETCHER, DARCI 2 - FLETCHER, DANIEL	Consideration: \$1.00 Grantee: FLETCHER, DARCI
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: CAMPION, KEVIN M 2 - CAMPION, KATHLEEN M	Consideration: \$1.00 Grantee: KEVIN CAMPION IRREVOCABLE FAMILY TRUST 2 - KATHLEEN CAMPION IRREVOCABLE FAMILY TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DYBERRY TOWNSHIP
Information: Grantor: NELSON, DANIEL 2 - VELAZQUEZ, SARA	Consideration: \$260,000.00 Grantee: SNYDER, JARED J 2 - HARVEY, REBECCA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: TORRICK, JOHN M 2 - TORRICK, JEANNIE M	Consideration: \$1.00 Grantee: TORRICK, JOHN M 2 - TORRICK, JEANNIE M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 3
Information: Grantor: NIXON, JESSE JORDAN RUOCCO 2 - DOLPH, SAMANTHA BREANNA	Consideration: \$155,000.00 Grantee: BAGINSKI, GAIL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality WAYMART BOROUGH
Information: LOT 58 Grantor: MCCAUSLAND, ANNE 2 - HUTCHESON, JAMES S	Consideration: \$1.00 Grantee: MCCAUSLAND, ANNE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP

Information: LOT 236 Grantor: FRASCATI, LORRAINE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$900.00 Grantee: METCALF, WILLIAM Municipality LEHIGH TOWNSHIP
Information: Grantor: GUMPPER, DEBRA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CENTRAL WAYNE REGIONAL AUTHORITY Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: GEISINGER CLINIC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CENTRAL WAYNE REGIONAL AUTHORITY Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: MACK, BARRY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CENTRAL WAYNE REGIONAL AUTHORITY Municipality HONESDALE BOROUGH
Information: Grantor: MACK, BARRY L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CENTRAL WAYNE REGIONAL AUTHORITY Municipality HONESDALE BOROUGH
Information: Grantor: MCCARTHY, JAMES E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CENTRAL WAYNE REGIONAL AUTHORITY Municipality HONESDALE BOROUGH
Information: Grantor: ROSE MARY HURNEY IRREVOCABLE TRUST 2 - HURNEY, TIMOTHY TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$55,000.00 Grantee: BERGER, JAMES 2 - BERGER, SAMANTHA Municipality SALEM TOWNSHIP
Information: Grantor: MASTERS, TERRY W Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MASTERS, TERRY W 2 - MASTERS, CYNTHIA Municipality DYBERRY TOWNSHIP
Information: Grantor: MARTINELLI, DANIELE B 2 - MARTINELLI, LAURA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$435,000.00 Grantee: PINKSTON, TIMOTHY STUART JR Municipality PRESTON TOWNSHIP
Information: LOT 580 Grantor: CRANE, STEPHEN P 2 - CRANE, TERESA T Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$364,000.00 Grantee: POPA, ALEXANDRU Municipality SALEM TOWNSHIP
Information: LOT 168A Grantor: DONOHUE, JOSEPH P 2 - DONOHUE, REGINA D Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$9,500.00 Grantee: STRATEGIC SOURCE Municipality LEHIGH TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM
May 26, 2025–May 30, 2025

Monday, May 26, 2025

Courthouse Closed-Memorial Day

Tuesday, May 27, 2025

1:00 PM
DRO De Novo & Contempt

1:30 PM
Coyle v Coyle 458-2023-DR
Review Conf
Franceski/Martin

Wednesday, May 28, 2025

8:45 AM
Marcotte v. Jesse 98-2025-DR
Custody Pre-Trial Conference
Pro Se/ Pro Se

9:00 AM
Central Court

9:30 AM
In Re: Estate of S. Jones 56-2025-OCD
Petition for an Accounting and to Enjoin Executor from Failing to Recognize
life Estate and Act in Accordance with the last will and Testament
McAndrew

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM
In re: I.R. 6-2025-AD
Termination of Parental Rights
Farrell/Collins

Thursday, May 29, 2025

9:00 AM
Commonwealth Matters
Sentencing 82-2024-CR Pearsall, Cody Preate

Sentencing 10-2025-CR Mitchell, William Collins
Sentencing 77-2025-CR Hampton, Joel Farrell
Sentencing 445-2024-CR Williams, Charles Burlein
Sentencing 304-2023-CR & 180-2024-CR Amundson, Krystal Collins
Sentencing 63-2025-CR Ryan, Anthony Farrell
SVP Hearing and Sentencing 283-2024-CR Myers, Michael Pro Se
ICC 66-2025-MD Corey, Kristofer Bugaj
Revoke ARD 328-2024-CR Valos, Justin Martin II
Post-Sentence Mtns 380-2024-CR Morra, William Burlein
Bail Revocation 92-2025-CR; 128-2025-CR; 58-2025-MD; 73-2025-MD; 84-2025-MD; Sutton, Jennifer Farrell
Formal Arraignment 89-2025-CR Luzuriaga, Laura

1:00 PM
Commonwealth Matters
GP 457-2024-CR; 458-2024-CR; 459-2024-CR Yzkanin, Michael Nenner
GP 12-2025-CR Yoder, Jordan Leasure
Contempt 292-2016-CR Lajoie, Jason
Contempt 134-2020-CR Bresee, Breann
Contempt 130-2021-CR Bozella, Katie
Contempt 362-2021-CR Potts, Kelly
Contempt 254-2022-CR Gershonowitz, Joseph
Contempt 386-2004-CR; 516-2006-CR & 19-2023-CR Williams, Sr., Timothy
ARD 91-2025-CR Silvestri, Zoe Lampman
ARD 113-2025-CR Degori, Joseph Munley
GP 408-2024-CR Dougherty, Kevin Lampman
Bail Modification 50-2025-CR Reese, Amanda Martin II
Parole Violation 214-2024-CR Santiago, Edison Collins
GP 407-2024-CR McVicker, Daniel Martin II
GP 130-2025-CR Shihinski, Rashel Munley

2:00 PM
Commonwealth v. Salvatore V. Guida 32-2025-CR
Non-Jury Trial
DA/Burlein

Friday, May 30, 2025

8:45 AM
Lee v. Miller 340-2024-DR
Custody Pre-Trial
Bugaj/Clause

9:00 AM
PFA
168-2025-DR Hamm v. Hamm
428-2024-DR (Petition to Amend PFA) Roney v. Apple

11:00 AM
Hopkins v. Devito 120-2021-DR
Custody Hearing
Bugaj/Clause

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

May 26, 2025–May 30, 2025

Monday, May 26, 2025

Courthouse Closed-Memorial Day

Tuesday, May 27, 2025

Dependency

9:00 10-2024-DP Permanency Review

In re: K.K. Anderson/Collins/Carrubba/Franceski

9:30 1-2025-DP Permanency Review

In Re: B. H. Anderson/Collins/Martin II/Rechner

10:00 6-2025-DP Permanency Review

In Re: K.D. Anderson/Martin II/W.Martin/Yziek

10:30 13-2024-DP Permanency Review

In Re: B. F. Anderson/Martin II/ J. Ellis/Burlein

11:00 9,10 & 11-2021-DP

Permanency Review/Aggravated Circumstances

In Re: J. S.; S.S.; J.S. Anderson/Collins/Weed/Burlein

Wednesday, May 28, 2025

9:00 AM

Barna v. Breezewood Acres Community 256-2025-CV

Hearing on Plaintiff's Motion for Injunctive Relief

Pro Se/Pro Se

1:30 PM

In Re: J. F. 25-2017-JV

Dispositional Review Hearing

DA/Martin II

Thursday, May 29, 2025

9:00 AM

In Re: B.M. 26-2025-OCD

Review hearing regarding disbursement of settlement monies

Rothenberg/Rechner

1:30 PM

Preston Township v. Vacirca & Kim 538-2024-CV

Hearing on Plaintiff's motion for Contempt

McAndrew/Bugaj

Friday, May 30, 2025

9:00 AM
In Re: H.J.M. 7-2025-JV
Contested Finding of Fact
DA/Burlein

10:00 AM
In Re: E. P. 4-2025-JV
Contested Finding of Fact
DA/Burlein

11:00 AM
In Re: D. P. 2-2025-JV
Contested finding of fact
DA/Farrell

1:00 PM
In Re: A. O. 41-2025-OCD & In Re: M. S. 40-2025-OCD
Hearing on petition for Declaratory Judgment
Gruber/Vullo/Dembe

ARBITRATION ROOM CALENDAR

May 26, 2025–May 30, 2025

Monday, May 26, 2025

Courthouse Closed-Memorial Day

Friday, May 30, 2025

9:00 AM
Kelley v. Sack 258-2021-DR
Conciliation Conference (Karam)
O'Hara/Pro Se

9:30 AM
young v. Matthys 103-2023-DR
Conciliation Conference (Karam)
Martin II/Pro Se

10:00 AM
Rosenhagen v. Negron 38-2024-DR
Conciliation Conference (Karam)
Martin II/ Pro Se

10:30 AM
Hess v. Hess 197-2018-DR
Conciliation Conference (Karam)
J.Ellis/Martin II

11:30 AM
Rogers v. Rogers 25-2025-DR
Conciliation Conference (Karam)
Campbell/Pro Se

1:00 PM
Fotusky v. Smith & Schwartz 20-2025-DR
Conciliation Conference (Karam)

1:30 PM
Heller v. Heller 161-2025-DR
Conciliation Conference (Karam)
Cali/Pro Se

2:00 PM
Harrison v. Washington 166-2025-DR
Conciliation Conference (Karam)



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