

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

# JOURNAL

OF WAYNE COUNTY, PA



September 5, 2025  
Vol. 15, No. 28  
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.*

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

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

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

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

### PRICING & RATES

#### **Notice Pricing**

##### *One time Insertions*

|                                                         |       |
|---------------------------------------------------------|-------|
| Incorporation Notices                                   | \$75  |
| Fictitious Name Registration                            | \$75  |
| Petition for Change of Name                             | \$75  |
| Estate Notice (3-time insertion)                        | \$125 |
| Orphans Court; Accounting on Estates (2-time insertion) | \$75  |

*All other notices will be billed at \$1.95 per line. Minimum insertion fees apply.*

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

#### **Subscription Rates**

##### *Per Year*

|                                                                                   |       |
|-----------------------------------------------------------------------------------|-------|
| Mailed Copy                                                                       | \$100 |
| Emailed Copy                                                                      | Free  |
| <i>Individual copies available for \$5 each Subscription Year: March–February</i> |       |
| <i>Prorated subscriptions available</i>                                           |       |

### WAYNE COUNTY OFFICIALS

#### **Judges of the Court of Common Pleas**

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

#### **Magisterial District Judges**

Bonnie L. Carney  
Jonathan J. Dunsinger

#### **Court Administrator**

Nicole Hendrix, Esq.

#### **Sheriff**

Chris Rosler

#### **District Attorney**

A. G. Howell, Esq.

#### **Prothonotary, Clerk of The Court**

Edward “Ned” Sandercock

#### **Chief Public Defender**

Steven Burlein, Esq.

#### **Commissioners**

Brian W. Smith, Chairman

James Shook  
Jocelyn Cramer

#### **Treasurer**

Brian T. Field

#### **Recorder of Deeds, Register of Wills**

Deborah Bates

#### **Coroner**

Edward Howell

#### **Auditors**

Carla Komar  
Catherine Rickard  
Robin Sampson

# Wayne County LEGAL JOURNAL

3305 Lake Ariel Highway, Suite 3  
Honesdale, PA 18431  
Phone: 570-251-1512  
Fax: 570-647-0086

## 2025 LEGAL ADVERTISING RATES

Effective 5/1/2025

**Estate Notices** \$125  
*Three (3) time insertion*

**Incorporation Notices, Fictitious  
Name Registration, Name Change** \$75  
*One (1) time insertion*

**First and Final Accounting** \$75  
*Two (2) time insertion*

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Certain restrictions and minimum insertion fees apply.

A fee of \$10.00 will be added to all legal notices  
for the Notarized Proof of Publication.

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Subject to approval

Subject to space availability

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Prices are based upon your advertisement  
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*Certain Restrictions Apply*

**The Wayne County Legal Journal**  
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|                 | One Insertion | Quarterly<br>13 Issues | Semi-Annual<br>26 Issues | Annual<br>52 Issues |
|-----------------|---------------|------------------------|--------------------------|---------------------|
| Full<br>Page    | \$100         | \$850                  | \$1,300                  | \$2,100             |
| Half<br>Page    | \$75          | \$525                  | \$795                    | \$1,265             |
| Quarter<br>Page | \$50          | \$325                  | \$475                    | \$745               |
| Eighth<br>Page  | \$35          | \$195                  | \$275                    | \$435               |

*Ad Changes subject to artwork adjustment fee, call for details*

## Subscription Rates

One Issue \$5 per issue  
Mailed Copy \$100 per year  
Emailed Copy \$50 per year  
Mailed & Emailed Copies \$125 per year



Full Page:  
4"W X 7"H

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Quarter Page:  
2"W X 3 1/2"H  
4"W X 1 3/4"H

Eighth Page:  
2"W X 1 3/4"H

LEGAL NOTICES

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

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**ESTATE NOTICES**

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

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**ESTATE NOTICE**

Estate of Olive D. Moore  
Late of Cherry Ridge Township  
EXECUTOR  
Cynthia A. Moore  
311 Conklingtown Road  
Goshen, NY 10924  
ATTORNEY  
Zachary Jennings  
303 Tenth Street  
Honesdale, PA 18431

9/5/2025 • 9/12/2025 • 9/19/2025

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**ESTATE NOTICE**

Notice is hereby given that Letters Testamentary have been granted to Wayne Bank, Executor of the Estate of Frederick L. Marsh a/k/a Frederick Louis Marsh, late of Wayne County, Honesdale, Pennsylvania, who died on May 17, 2025. All persons indebted to said Estate are required to make payment and those having claims or demands to present the same

without delay to the Executor, Wayne Bank, c/o Mark R Zimmer, Esquire, 1133 Main Street, Honesdale, PA 18431.

9/5/2025 • 9/12/2025 • 9/19/2025

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**ESTATE NOTICE**

Estate of Marilyn R. Farkas  
Late of Lake Township  
EXECUTOR  
Robert J. McKeon  
459 Swanson Crescent  
Milford, CT 06461  
ATTORNEY  
Matthew D. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

8/29/2025 • 9/5/2025 • 9/12/2025

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**ESTATE NOTICE**

Estate of Anita LorenzoZarse  
AKA Anita Lorenzo-Zarse AKA Anita Zarse  
Late of Preston Township  
EXECUTOR  
Jeffrey E. Scott a/k/a Jeffrey Edwin Scott  
1202 Rock Lake Drive  
Lakewood, PA 18439  
ATTORNEY  
Matthew H. Walker, Esq.  
PO Box 747  
Hamlin, PA 18427

8/29/2025 • 9/5/2025 • 9/12/2025

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**ESTATE NOTICE**

Estate of Helen L. Pehnke  
AKA Helen Pehnke  
Late of Damascus Township  
EXECUTOR  
Destiny N. Hayes  
60 Carney Road  
Honesdale, PA 18431  
ATTORNEY  
Nicholas A. Barna, Esq.  
207 Tenth Street  
Honesdale, PA 18431

**8/22/2025 • 8/29/2025 • 9/5/2025**

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**ESTATE NOTICE**

Estate of David F. Yanolatos  
Late of Damascus Township  
ADMINISTRATOR  
Nicole Yanolatos  
c/o Santanasto Law  
210 East Broad St.  
Bethlehem, PA 18018

**8/22/2025 • 8/29/2025 • 9/5/2025**

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**ESTATE NOTICE**

Estate of Christina A. Krog a/k/a  
Christina Anne Krog, deceased,  
late of Salem Township, Wayne  
County Pennsylvania, Date of  
Death February 19, 2024. Any and  
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, in  
care of Christopher E. Farrell,  
Esquire, P.O. Box 312, 158 South  
Street, Waymart, PA 18472.

**8/22/2025 • 8/29/2025 • 9/5/2025**

---

**ESTATE NOTICE**

Estate of Richard P. Frederick,  
deceased, late of the Hanover  
Township, Wayne County  
Pennsylvania, Date of Death May  
27, 2025. Any and 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, in care of  
Christopher E. Farrell, Esquire,  
P.O. Box 312, 158 South Street,  
Waymart, PA 18472.

**8/22/2025 • 8/29/2025 • 9/5/2025**

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**EXECUTRIX NOTICE**

ESTATE OF CATHERINE A.  
SMITH, a/k/a CATHERINE  
ANGELA SMITH, Salem Township,  
Wayne County, Pennsylvania,  
deceased.

Letters testamentary on the above  
estate having been granted to the  
undersigned, all persons indebted to  
the said estate are requested to  
make payment and those having  
claims to present same, without  
delay to DEBORAH S.  
WHEELER, a/k/a DEBORAH  
SMITH WHEELER, 33 Ruffed  
Grouse Path, Lake Ariel, PA 18436,  
or to her attorneys, FARLEY &  
WEED, LLC, 2523 Route 6, Suite  
1, Hawley, PA 18428

**8/22/2025 • 8/29/2025 • 9/5/2025**

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**ESTATE NOTICE**

In the Estate of Colin Reynolds,  
of Equinunk, Wayne County,  
Commonwealth of Pennsylvania.

Letters of Administration in the above estate have been granted to Tresha Bennett, a/k/a Tresha Lee Bennett. All persons indebted to said estate are requested to make prompt payment and all having claims against said estate will present them without delay to:

Marissa McAndrew, Esquire  
McAndrew Law Offices, PC  
630 Main Street  
Forest City, PA 18421  
(570) 785 - 3333  
Attorney for the Estate

**8/22/2025 • 8/29/2025 • 9/5/2025**

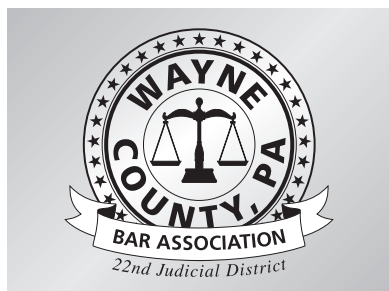
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### **ESTATE NOTICE**

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Mary Jane Sexton, late of Hawley, Wayne County, PA., Date of death May 3, 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.

**8/22/2025 • 8/29/2025 • 9/5/2025**

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### **OTHER NOTICES**

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#### **NOTICE**

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

ORPHANS COURT DIVISION  
No. 11 –AD-2025

IN RE: K. J.L.S.  
DOB 12/3/2020

#### **NOTICE TO CAMERON SMITH PRESUMPTIVE FATHER**

A petition has been filed asking the Court to put an end to all rights you have to the male child born to M. L. Febus in Lackawanna County on December 3, 2020 referred to as K.J.L.S.

The Court has set a hearing to consider ending your rights to that child. That hearing will be held in Courtroom No. 2, Wayne County Courthouse, Honesdale, PA, on **September 24, 2025 at 9:30 AM** before the Honorable Matthew J. Meagher.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have

a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

COURT ADMINISTRATOR  
WAYNE COUNTY  
COURTHOUSE  
925 COURT STREET  
HONESDALE, PENNSYLVANIA  
18431  
(570) 253-5970

PLEASE CONTACT COUNSEL  
FOR THE PETITIONER,  
LEATRICE A. ANDERSON,  
ESQUIRE OF SPALL,  
RYDZEWSKI, ANDERSON,  
LALLEY & KRAJKOVICH, P.C.  
AT 2573 ROUTE 6 IN HAWLEY,  
PENNSYLVANIA OR AT (570)  
226- 6229 TO OBTAIN A COPY  
OF THE PETITION PRIOR TO  
THE HEARING.

9/5/2025

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

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

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### **SHERIFF'S SALE OCTOBER 1, 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 1st day of October, 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 lying, situate and being in the Borough of Honesdale, County of Wayne and Commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING a front westward of 50 feet on New Street; bounded northward at right angles from New Street about 150 feet (be the same more or less) by a lot of land sold by the Executors of Jason Torrey to Benjamin F. Keller; bounded eastward by Dyberry Creek and southward at right angles from New Street (which is sometimes designated as Dyberry Avenue) about 175 feet (be the said distance more or less) by a lot of land sold by the said Stephen Torrey to David M. Bunnell.

BEING the same premises which Samuel B. Mikulak, by deed dated January 24, 2023, and recorded January 30, 2023, in Wayne County Record Book 6270, page 284, granted and conveyed unto Right Toff, LLC.

BEING KNOWN AS: 1217  
Dyberry Place, Honesdale, PA  
18431

TAX PARCEL NO.: 11-0-0003-  
0278

Seized and taken in execution as property of:

Right Toff, LLC 21 Maple Street  
WAYMART PA 18472

Michael J Farley 21 Maple Street  
WAYMART PA 18472

Colan F. Kovaleski 400 Stanton  
Drive WAYMART PA 18472

Execution No. 309-Civil-2025  
Amount Due: \$153,117.71 Plus  
additonal costs

July 7, 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.**

Kimberly D. Martin Esq.

**9/5/2025 • 9/12/2025 • 9/19/2025**

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## CIVIL ACTIONS FILED

*FROM AUGUST 16, 2025 TO AUGUST 22, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

## JUDGMENTS

| NUMBER     | LITIGANT                                                  | DATE/TIME       | DESCRIPTION         | AMOUNT     |
|------------|-----------------------------------------------------------|-----------------|---------------------|------------|
| 2019-20783 | BALMER KELLY                                              | 8/18/2025 12:26 | SATISFACTION        | —          |
| 2019-21002 | BROWN JOSEPH V                                            | 8/18/2025 11:30 | SATISFACTION        | —          |
| 2021-20652 | SMITH MICHAEL E                                           | 8/18/2025 11:38 | SATISFACTION        | —          |
| 2022-20331 | MORGAN SARAH                                              | 8/20/2025 10:57 | SATISFACTION        | —          |
| 2022-20483 | DUFF JASON D                                              | 8/18/2025 12:10 | SATISFACTION        | —          |
| 2023-20601 | ALECKNA MICHAEL                                           | 8/20/2025 11:04 | SATISFACTION        | 2,118.53   |
| 2023-20601 | CRONEY MAKAYLA                                            | 8/20/2025 11:04 | SATISFACTION        | 2,118.53   |
| 2023-20650 | FERREIRA SILVINO D                                        | 8/18/2025 12:10 | SATISFACTION        | —          |
| 2024-00495 | MORRIS DEANA                                              | 8/18/2025 11:27 | WRIT OF EXECUTION   | 677,795.69 |
| 2024-00495 | VASAPOLLI JOSEPH A                                        | 8/18/2025 11:27 | WRIT OF EXECUTION   | 677,795.69 |
| 2024-20041 | BOURKE LAURA                                              | 8/20/2025 11:04 | SATISFACTION        | 1,929.49   |
| 2024-20528 | BOURKE LAURA                                              | 8/20/2025 11:04 | SATISFACTION        | 1,044.90   |
| 2025-00118 | ALL PERSONS UNKNOWN WHO CLAIM<br>OR MIGHT CLAIM ADVERSELY | 8/18/2025 11:19 | FINAL JUDGMENT      | —          |
| 2025-00233 | GULINO BRIGIT M<br>A/K/A                                  | 8/22/2025 11:31 | DEFAULT JUDGMENT    | 198,069.31 |
| 2025-00233 | MULVIHILL MARGARET MARY GULINO                            | 8/22/2025 11:31 | DEFAULT JUDGMENT    | 198,069.31 |
| 2025-00233 | GULINO MARGARET MULVIHILL                                 | 8/22/2025 11:31 | DEFAULT JUDGMENT    | 198,069.31 |
| 2025-00333 | BAINBRIDGE KELLY                                          | 8/19/2025 10:59 | DEFAULT JUDG IN REM | 339,515.12 |
| 2025-00333 | BAINBRIDGE CHRISTOPHER<br>A/K/A                           | 8/19/2025 10:59 | DEFAULT JUDG IN REM | 339,515.12 |
| 2025-00333 | BAINBRIDGE CHRISTOPHER W                                  | 8/19/2025 10:59 | DEFAULT JUDG IN REM | 339,515.12 |
| 2025-00333 | BAINBRIDGE KELLY                                          | 8/19/2025 11:04 | WRIT OF EXECUTION   | 339,515.12 |
| 2025-00333 | BAINBRIDGE CHRISTOPHER<br>A/K/A                           | 8/19/2025 11:04 | WRIT OF EXECUTION   | 339,515.12 |
| 2025-00333 | BAINBRIDGE CHRISTOPHER W                                  | 8/19/2025 11:04 | WRIT OF EXECUTION   | 339,515.12 |
| 2025-00363 | VARECKA FREDERICK D                                       | 8/18/2025 1:31  | CONSENT JUDGMENT    | 2,041.04   |
| 2025-00427 | BEFUMO JOSEPH P                                           | 8/22/2025 3:32  | DEFAULT JUDG IN REM | 66,101.38  |
| 2025-00427 | BEFUMO PAULA J                                            | 8/22/2025 3:32  | DEFAULT JUDG IN REM | 66,101.38  |
| 2025-20343 | LEVENTIS JOHN                                             | 8/20/2025 11:22 | SATISFACTION        | 1,590.80   |
| 2025-20343 | LEVENTIS CATHERINE                                        | 8/20/2025 11:22 | SATISFACTION        | 1,590.80   |
| 2025-20345 | DACUNHA JOZIANA MATEUS                                    | 8/20/2025 11:22 | SATISFACTION        | 1,580.04   |
| 2025-20352 | THE LOT INVESTMENTS LLC                                   | 8/20/2025 11:22 | SATISFACTION        | 1,043.75   |
| 2025-20354 | THE LOT INVESTMENTS LLC                                   | 8/20/2025 11:22 | SATISFACTION        | 1,255.53   |
| 2025-20358 | THE LOT INVESTMENTS LLC                                   | 8/20/2025 11:22 | SATISFACTION        | 900.64     |
| 2025-20362 | GSP GLOBAL SOLUTIONS LLC                                  | 8/20/2025 11:22 | SATISFACTION        | 1,188.48   |
| 2025-20363 | THE LOT INVESTMENTS LLC                                   | 8/20/2025 11:22 | SATISFACTION        | 907.64     |
| 2025-20366 | JULIAO WALLAS BARRETO                                     | 8/20/2025 11:22 | SATISFACTION        | 1,263.12   |
| 2025-20367 | JULIAO WALLAS BARRETO                                     | 8/20/2025 11:22 | SATISFACTION        | 1,263.12   |
| 2025-20368 | JULIAO WALLAS BARRETO                                     | 8/20/2025 11:22 | SATISFACTION        | 1,263.12   |
| 2025-20370 | THE LOT INVESTMENTS LLC                                   | 8/20/2025 11:23 | SATISFACTION        | 1,034.11   |

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

|            |                                      |                 |                      |           |
|------------|--------------------------------------|-----------------|----------------------|-----------|
| 2025-20375 | HENRY MAUREEN                        | 8/18/2025 12:10 | SATISFACTION         | —         |
| 2025-20595 | LEWIS HALEY LYNN                     | 8/18/2025 1:06  | JUDG/NORTHAMPTON CTY | 19,143.76 |
| 2025-20596 | PETERSON HEATHER                     | 8/18/2025 1:33  | JP TRANSCRIPT        | 1,136.85  |
| 2025-20597 | DERRICK TRINITY                      | 8/18/2025 1:58  | JP TRANSCRIPT        | 1,997.26  |
| 2025-20598 | SPRAY GEORGE                         | 8/18/2025 2:18  | JP TRANSCRIPT        | 2,666.64  |
| 2025-20599 | UPDAVE INCORPORATED<br>A CORPORATION | 8/19/2025 11:20 | FEDERAL TAX LIEN     | 2,109.67  |
| 2025-20599 | THE CROSSROADS                       | 8/19/2025 11:20 | FEDERAL TAX LIEN     | 2,109.67  |
| 2025-20600 | ASHFORD ALEXANDRIA J                 | 8/21/2025 2:52  | JUDGMENT             | 2,527.75  |
| 2025-20601 | HUBBARD CYNTHIA E                    | 8/21/2025 2:52  | JUDGMENT             | 1,094.25  |
| 2025-20602 | CAHILL KATELIN V                     | 8/21/2025 2:52  | JUDGMENT             | 1,326.75  |
| 2025-20603 | NAGEL CHRISTOPHER A                  | 8/21/2025 2:52  | JUDGMENT             | 2,693.25  |
| 2025-20604 | BENDER JULIE                         | 8/22/2025 11:01 | MUNICIPAL LIEN       | 711.90    |
| 2025-20604 | SACHS BRYAN                          | 8/22/2025 11:01 | MUNICIPAL LIEN       | 711.90    |
| 2025-20605 | GONZALEZ REINALDO                    | 8/22/2025 11:14 | MUNICIPAL LIEN       | 931.33    |
| 2025-20606 | RTK REALTY LLC                       | 8/22/2025 11:26 | MUNICIPAL LIEN       | 702.89    |
| 2025-40054 | WEINBERG ROBIN OWNER                 | 8/18/2025 9:40  | MECHANICS LIEN CLAIM | 20,000.00 |

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

| CASE NO.   | INDEXED PARTY                                                | TYPE      | DATE      | AMOUNT |
|------------|--------------------------------------------------------------|-----------|-----------|--------|
| 2025-00557 | CHRISTIANSO THOMAS                                           | PLAINTIFF | 8/18/2025 | —      |
| 2025-00557 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | DEFENDANT | 8/18/2025 | —      |
| 2025-00559 | PARRY COLLAN                                                 | PLAINTIFF | 8/19/2025 | —      |
| 2025-00559 | COMMONWEALTH OF PENNSYLVANIA<br>DEPARTMENT OF TRANSPORTATION | DEFENDANT | 8/19/2025 | —      |

**CIVIL APPEALS — JUDICIAL: MDJ (MONEY JUDGMENT)**

| CASE NO.   | INDEXED PARTY                          | TYPE      | DATE      | AMOUNT |
|------------|----------------------------------------|-----------|-----------|--------|
| 2025-00551 | LVNV FUNDING LLC                       | PLAINTIFF | 8/18/2025 | —      |
| 2025-00551 | SKINNER DARREN W                       | DEFENDANT | 8/18/2025 | —      |
| 2025-00552 | LVNV FUNDING LLC                       | PLAINTIFF | 8/18/2025 | —      |
| 2025-00552 | SKINNER DARREN W                       | DEFENDANT | 8/18/2025 | —      |
| 2025-00553 | LVNV FUNDING LLC                       | PLAINTIFF | 8/18/2025 | —      |
| 2025-00553 | WOOD LAKEN                             | DEFENDANT | 8/18/2025 | —      |
| 2025-00561 | SCRANTON HOSPITAL COMPANY LLC<br>D/B/A | PLAINTIFF | 8/19/2025 | —      |
| 2025-00561 | REGIONAL HOSPITAL OF SCRANTON          | PLAINTIFF | 8/19/2025 | —      |
| 2025-00561 | BLAINE SCOTT A                         | DEFENDANT | 8/19/2025 | —      |

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

| CASE NO.   | INDEXED PARTY                           | TYPE      | DATE      | AMOUNT |
|------------|-----------------------------------------|-----------|-----------|--------|
| 2025-00555 | JPMORGAN CHASE BANK N A                 | PLAINTIFF | 8/18/2025 | —      |
| 2025-00555 | SUTTON JOSEPH                           | DEFENDANT | 8/18/2025 | —      |
| 2025-00565 | AMERICAN EXPRESS NATIONAL BANK<br>F/K/A | PLAINTIFF | 8/21/2025 | —      |
| 2025-00565 | AMERICAN EXPRESS CENTURION<br>BANK      | PLAINTIFF | 8/21/2025 | —      |
| 2025-00565 | PETRUZZIELLO PAMELA                     | PLAINTIFF | 8/21/2025 | —      |

**CONTRACT — DEBT COLLECTION: OTHER**

| CASE NO.   | INDEXED PARTY             | TYPE      | DATE      | AMOUNT |
|------------|---------------------------|-----------|-----------|--------|
| 2025-00556 | CKS PRIME INVESTMENTS LLC | PLAINTIFF | 8/18/2025 | —      |
| 2025-00556 | FITCH JONATHAN R          | DEFENDANT | 8/18/2025 | —      |
| 2025-00563 | CKS PRIME INVESTMENTS LLC | PLAINTIFF | 8/20/2025 | —      |
| 2025-00563 | DECKER JEFFREY            | DEFENDANT | 8/20/2025 | —      |

**MISCELLANEOUS — OTHER**

| CASE NO.   | INDEXED PARTY                                        | TYPE      | DATE      | AMOUNT |
|------------|------------------------------------------------------|-----------|-----------|--------|
| 2025-00554 | ASSOCIATION OF PROPERTY OWNERS<br>OF THE HIDEOUT INC | PLAINTIFF | 8/18/2025 | —      |
| 2025-00554 | PALUMBO STEVEN R                                     | DEFENDANT | 8/18/2025 | —      |
| 2025-00554 | PALUMBO CASEY R                                      | DEFENDANT | 8/18/2025 | —      |

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

| CASE NO.   | INDEXED PARTY                | TYPE      | DATE      | AMOUNT |
|------------|------------------------------|-----------|-----------|--------|
| 2025-00560 | NATIONSTAR MORTGAGE LLC      | PLAINTIFF | 8/19/2025 | —      |
| 2025-00560 | THORNHILL MATTHEW S          | DEFENDANT | 8/19/2025 | —      |
| 2025-00562 | FREEDOM MORTGAGE CORPORATION | PLAINTIFF | 8/20/2025 | —      |
| 2025-00562 | HANDLOFF ROBERT E            | DEFENDANT | 8/20/2025 | —      |
| 2025-00566 | FREEDOM MORTGAGE CORPORATION | PLAINTIFF | 8/22/2025 | —      |
| 2025-00566 | PARLATORE KENNETH A          | DEFENDANT | 8/22/2025 | —      |

**TORT — MOTOR VEHICLE**

| CASE NO.   | INDEXED PARTY         | TYPE      | DATE      | AMOUNT |
|------------|-----------------------|-----------|-----------|--------|
| 2025-00558 | ORR JAROME            | PLAINTIFF | 8/19/2025 | —      |
| 2025-00558 | WESTERBAAN ALLEN      | DEFENDANT | 8/19/2025 | —      |
| 2025-00558 | BRADCO SUPPLY COMPANY | DEFENDANT | 8/19/2025 | —      |
| 2025-00564 | CURNAL SHIRLEY        | PLAINTIFF | 8/21/2025 | —      |
| 2025-00564 | KEANE ANN             | DEFENDANT | 8/21/2025 | —      |

## MORTGAGES AND DEEDS

*RECORDED FROM AUGUST 11, 2025 TO AUGUST 15, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

### MORTGAGES

|                                                                                                                                       |                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Information: 7,860.80<br>Mortgagor: SLOWIK, MICHAEL C<br>2 - SLOWIK, MICHELLE E<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A        | Consideration: \$7,860.80<br>Mortgagee: RURAL HOUSING SERVICE<br><br>Municipality<br>LEHIGH TOWNSHIP                                                      |
| Information: 32,000.00<br>Mortgagor: MARKS, KAY M<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                      | Consideration: \$32,000.00<br>Mortgagee: DIME BANK<br>Municipality<br>DAMASCUS TOWNSHIP                                                                   |
| Information: 315,250.00<br>Mortgagor: ADI, SANTOSH V<br>2 - BIALY, MORGAN AMELIA<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A   | Consideration: \$315,250.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br><br>Municipality<br>SALEM TOWNSHIP        |
| Information: 7,946.21<br>Mortgagor: LIPPIETT, DENNIS J JR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                              | Consideration: \$7,946.21<br>Mortgagee: HOUSING & URBAN DEVELOPMENT<br>Municipality<br>LEHIGH TOWNSHIP                                                    |
| Information: 200,000.00<br>Mortgagor: SAUERS, SCOTT W<br>2 - SAUERS, AMY L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A             | Consideration: \$200,000.00<br>Mortgagee: NAVY FEDERAL CREDIT UNION<br><br>Municipality<br>LAKE TOWNSHIP                                                  |
| Information: 60,000.00<br>Mortgagor: STINNARD, LESTER<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                  | Consideration: \$60,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>OREGON TOWNSHIP                                                       |
| Information: 12,125.15<br>Mortgagor: SCARFALLOTO, ANNA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                 | Consideration: \$12,125.15<br>Mortgagee: HOUSING & URBAN DEVELOPMENT<br>Municipality<br>CHERRY RIDGE TOWNSHIP                                             |
| Information: 109,415.00<br>Mortgagor: MESSENGER, CHRISTOPHER<br>2 - MESSENGER, AMY<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$109,415.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP |
| Information: 20,000.00<br>Mortgagor: MAYSONET, PRISCILLA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                               | Consideration: \$20,000.00<br>Mortgagee: COMMUNITY BANK<br>Municipality<br>PAUPACK TOWNSHIP                                                               |
| Information: 350,000.00<br>Mortgagor: ANNIS, RANDY CRAIG<br>2 - ANNIS, CATHY ANNE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A      | Consideration: \$350,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br><br>Municipality<br>PAUPACK TOWNSHIP                                                 |

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

|                                                                                                                                                              |                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Information: 480,000.00<br>Mortgagor: MESSERSCHMIDT, MARISSA GREGORY<br>2 - MESSERSCHMIDT, WARREN WILLIAM III<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$480,000.00<br>Mortgagee: NBT BANK<br>2 - N B T BANK<br>Municipality<br>CLINTON TOWNSHIP 1                                                                                |
| Information: 480,000.00<br>Mortgagor: RIVERA ERA LLC<br>2 - RIVERA ERA L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                  | Consideration: \$480,000.00<br>Mortgagee: HONESDALE NATIONAL BANK<br>Municipality<br>HONESDALE BOROUGH                                                                                    |
| Information: 585,000.00<br>Mortgagor: LEES, MICHAEL<br>2 - LEES, CHERYL ANN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                   | Consideration: \$585,000.00<br>Mortgagee: MORTGAGE RESEARCH CENTER<br>2 - VETERANS UNITED HOME LOANS<br>3 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>SALEM TOWNSHIP |
| Information: 500,000.00<br>Mortgagor: BETHEL, JOANNE S<br>2 - BETHEL, SEAN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                    | Consideration: \$500,000.00<br>Mortgagee: TRUIST BANK<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>PAUPACK TOWNSHIP                                              |
| Information: 162,011.00<br>Mortgagor: GRICK, COLVIN S<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                         | Consideration: \$162,011.00<br>Mortgagee: NBT BANK<br>2 - N B T BANK<br>3 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS<br>Municipality<br>STARRUCCA BOROUGH                              |

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|                                                                                                                     |                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Information: 132,000.00<br>Mortgagor: GJINALI, IDA                                                                  | Consideration: \$132,000.00<br>Mortgagee: NATIONWIDE MORTGAGE BANKERS INC<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS                                          |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>PAUPACK TOWNSHIP                                                                                                                                   |
| Information: 61,800.00<br>Mortgagor: SANGSTER, BRYAN                                                                | Consideration: \$61,800.00<br>Mortgagee: LENDAGE<br>2 - ACHIEVE LOANS<br>3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS                                              |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>SALEM TOWNSHIP                                                                                                                                     |
| Information: 1,335,000.00<br>Mortgagor: FOGLIO, FRANK<br>2 - SHAY, PEGGY                                            | Consideration: \$1,335,000.00<br>Mortgagee: FINANCE OF AMERICA REVERSE LLC<br>2 - FINANCE OF AMERICA REVERSE L L C<br>3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>BUCKINGHAM TOWNSHIP                                                                                                                                |
| Information: 1,335,000.00<br>Mortgagor: FOGLIO, FRANK<br>2 - SHAY, PEGGY                                            | Consideration: \$1,335,000.00<br>Mortgagee: HOUSING & URBAN DEVELOPMENT                                                                                            |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>BUCKINGHAM TOWNSHIP                                                                                                                                |
| Information: 195,000.00<br>Mortgagor: DAVIS, PATRICIA AKA<br>2 - SWARTLEY, PATRICIA DAVIS AKA<br>3 - JONES, RICHARD | Consideration: \$195,000.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS                                                          |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A<br>2 - N/-A                                                             | Municipality<br>BERLIN TOWNSHIP<br>TEXAS TOWNSHIP 1 & 2                                                                                                            |
| Information: 62,500.00<br>Mortgagor: ATIENZA, FELORNA<br>2 - ATIENZA, ALDEN CARL<br>3 - ATIENZA, DIANNE TIONGSON    | Consideration: \$62,500.00<br>Mortgagee: NATIONSTAR MORTGAGE LLC<br>2 - NATIONSTAR MORTGAGE L L C<br>3 - MR COOPER<br>4 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>DREHER TOWNSHIP                                                                                                                                    |
| Information: 312,000.00<br>Mortgagor: DOHANIC, JEFFREY M                                                            | Consideration: \$312,000.00<br>Mortgagee: GARDEN STATE HOME LOANS INC<br>2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS                                              |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>SCOTT TOWNSHIP                                                                                                                                     |
| Information: 291,650.00<br>Mortgagor: POWELL, SCOTT D<br>2 - WORMUTH, MELISSA ANN                                   | Consideration: \$291,650.00<br>Mortgagee: PNC BANK<br>2 - P N C BANK                                                                                               |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                         | Municipality<br>STERLING TOWNSHIP                                                                                                                                  |
| Information: 4,179.32<br>Mortgagor: STERLING, NIJA M<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                 | Consideration: \$4,179.32<br>Mortgagee: HOUSING & URBAN DEVELOPMENT<br>Municipality<br>LEHIGH TOWNSHIP                                                             |

|                                                                                                      |                                                                                                                              |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Information: 224,000.00<br>Mortgagor: WILLIAMS, JUSTIN<br>2 - WILLIAMS, ERICA                        | Consideration: \$224,000.00<br>Mortgagee: NATIONWIDE MORTGAGE BANKERS INC<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>LAKE TOWNSHIP                                                                                                |
| Information: 265,656.00<br>Mortgagor: MCCONNELL, COLE R<br>2 - MCCONNELL, VANESSA M                  | Consideration: \$265,656.00<br>Mortgagee: SUMMIT MORTGAGE CORPORATION<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS     |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>CHERRY RIDGE TOWNSHIP                                                                                        |
| Information: 272,000.00<br>Mortgagor: REGINA, VINCENT                                                | Consideration: \$272,000.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS                 |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>PAUPACK TOWNSHIP                                                                                             |
| Information: 50,000.00<br>Mortgagor: DAVIS, JEFFERSON<br>2 - DAVIS, TRISHA                           | Consideration: \$50,000.00<br>Mortgagee: HONESDALE NATIONAL BANK                                                             |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>DYBERRY TOWNSHIP                                                                                             |
| Information: 325,000.00<br>Mortgagor: GILSON, MARY LISA<br>2 - GILSON, MICHAEL J                     | Consideration: \$325,000.00<br>Mortgagee: HONESDALE NATIONAL BANK                                                            |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>BERLIN TOWNSHIP                                                                                              |
| Information: 100,000.00<br>Mortgagor: STEVENS, MICHAEL C<br>2 - STEVENS, WENDY                       | Consideration: \$100,000.00<br>Mortgagee: ROCKET MORTGAGE<br>2 - MORTGAGE ELECTRONIC REGISTRATION<br>SYSTEMS                 |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>STERLING TOWNSHIP                                                                                            |
| Information: 548,380.47<br>Mortgagor: ESH K PROPERTIES<br>2 - E S H K PROPERTIES                     | Consideration: \$548,380.47<br>Mortgagee: UNIVEST BANK & TRUST CO                                                            |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>PRESTON TOWNSHIP                                                                                             |
| Information: 50,000.00<br>Mortgagor: THORPE, LORNE DEAN<br>2 - THORPE, MARY ELLEN                    | Consideration: \$50,000.00<br>Mortgagee: FIRST NATIONAL BANK OF PA                                                           |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>CLINTON TOWNSHIP 1                                                                                           |
| Information: 1,880,000.00<br>Mortgagor: JAY UMIYA MA LLC<br>2 - JAY UMIYA MA L L C                   | Consideration: \$1,880,000.00<br>Mortgagee: FIRST I C BANK<br>2 - FIRST I C BANK                                             |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>PRESTON TOWNSHIP                                                                                             |
| Information: 6,526.48<br>Mortgagor: CAROSI, MICHAEL R<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$6,526.48<br>Mortgagee: HOUSING & URBAN DEVELOPMENT<br>Municipality<br>CLINTON TOWNSHIP 1                    |
| Information: 118,460.00<br>Mortgagor: LANE, GARY S<br>2 - LANE, SHIRLEY E                            | Consideration: \$118,460.00<br>Mortgagee: BECKER HOMES                                                                       |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                          | Municipality<br>LEHIGH TOWNSHIP                                                                                              |

Information: 20,000.00  
 Mortgagor: EVARTS, WESLEY  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$20,000.00  
 Mortgagee: DIME BANK  
 Municipality  
 LEBANON TOWNSHIP

Information: 75,000.00  
 Mortgagor: MENOTTI, JESSICA  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$75,000.00  
 Mortgagee: DIME BANK  
 Municipality  
 MANCHESTER TOWNSHIP

## DEEDS

Information: LOT 7  
 Grantor: DEMARCO, ANTHONY M  
 2 - DEMARCO, NICOLE  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$325,000.00  
 Grantee: ADI, SANTOSH V  
 2 - BIALY, MORGAN AMELIA  
 Municipality  
 SALEM TOWNSHIP

Information: LOT 110  
 Grantor: NEWMAN, PATRICIA EST  
 2 - NEWMAN, BARBARA EXR AKA  
 3 - PAGLUIGHI, BARBARA EXR AKA  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$245,000.00  
 Grantee: HOXHA, FATMIR  
 2 - HOXHA, MEDINA  
 Municipality  
 PAUPACK TOWNSHIP

Information: LOT 1 2  
 Grantor: DETTLOFF, DIANNA L  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$194,900.00  
 Grantee: BIKTJORN, KJELL  
 2 - BIKTJORN, LAURA  
 Municipality  
 DAMASCUS TOWNSHIP

Information:  
 Grantor: RONNOW, NIKKI  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$1.00  
 Grantee: RONNOW, JUSTIN WILLIAM  
 Municipality  
 SALEM TOWNSHIP

Information: LOT 1  
 Grantor: KROMER, LINDA MAE  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$388,500.00  
 Grantee: FLOYD, SCOTT D  
 2 - FLOYD, ANGELIA  
 Municipality  
 TEXAS TOWNSHIP 1 & 2

Information: PARCEL 5  
 Grantor: VANNATTA, JEAN  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$1.00  
 Grantee: CIARROCCI, DEBRA J  
 Municipality  
 BERLIN TOWNSHIP

Information:  
 Grantor: FAATZ, FRANCES J EST AKA  
 2 - FAATZ, FRANCES EST AKA  
 3 - FAATZ, JENNY MAE EXR  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$240,000.00  
 Grantee: FERRAR, PAUL D

Information: PARCEL 2  
 Grantor: ANN I TRAEGER REVOCABLE TRUST AGREEMENT  
 2 - TRAEGER, ANN I TR  
 3 - TRAEGER, JOHN W JR TR  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$1.00  
 Grantee: PA COMMONWEALTH DEPT TRANSPORTATION  
 Municipality  
 STERLING TOWNSHIP

Information:  
 Grantor: MULLEN, WILLIAM D  
 2 - MULLEN, PATSY A  
 Locations: C -Map -Blk-Lot-unit  
 1 - N/-A

Consideration: \$1.00  
 Grantee: MULLEN, SHAWN WILLIAM  
 2 - JEZERCAK, SAMANTHA JO  
 Municipality  
 BERLIN TOWNSHIP

|                                                                                                                                                                                                                                  |                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Information:<br>Grantor: MULLEN, WILLIAM DAVID<br>2 - MULLEN, PATSY A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                             | Consideration: \$1.00<br>Grantee: MULLEN, SHAWN WILLIAM<br>2 - JEZERCAK, SAMANTHA JO<br>Municipality<br>BERLIN TOWNSHIP                    |
| Information: LOT 169<br>Grantor: BRANDAO, JAIME<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                                   | Consideration: \$20,000.00<br>Grantee: CARUCCI, ARTHUR<br>Municipality<br>LEHIGH TOWNSHIP                                                  |
| Information: PARCEL 2<br>Grantor: HUNT, JASON WADE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                                | Consideration: \$1.00<br>Grantee: PA COMMONWEALTH DEPT TRANSPORTATION<br>Municipality<br>MANCHESTER TOWNSHIP                               |
| Information:<br>Grantor: CARDENAS, CHARLOTTE A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                                    | Consideration: \$900.00<br>Grantee: KLEINKOPF, RYAN L<br>Municipality<br>LEHIGH TOWNSHIP                                                   |
| Information:<br>Grantor: JOHN B PAYNE III TRUST<br>2 - PAYNE, JOHN BIII TR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                        | Consideration: \$1,844,000.00<br>Grantee: REIDINGER, PAUL<br>2 - REIDINGER, TIFFANY<br>Municipality<br>PAUPACK TOWNSHIP                    |
| Information:<br>Grantor: EVERETTS, WILLIAM<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                                        | Consideration: \$35,000.00<br>Grantee: MASCIA, PATRICK<br>2 - MASCIA, JANINE<br>Municipality<br>LAKE TOWNSHIP                              |
| Information:<br>Grantor: STIEFEL, DEBRA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                                           | Consideration: \$320,000.00<br>Grantee: WALTER PAWLOWSKI LIVING TRUST<br>2 - JO PAWLOWSKI LIVING TRUST<br>Municipality<br>PAUPACK TOWNSHIP |
| Information:<br>Grantor: STARK SPENCER REAL ESTATE LLC<br>2 - STARK SPENCER REAL ESTATE L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                     | Consideration: \$95,000.00<br>Grantee: DRAGONFRUIT REALTY<br>Municipality<br>MOUNT PLEASANT TOWNSHIP                                       |
| Information: LOT 4289<br>Grantor: OROURKE, WILLIAM<br>2 - OROURKE, MICHELE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                        | Consideration: \$1.00<br>Grantee: OROURKE, MICHELE<br>Municipality<br>LAKE TOWNSHIP                                                        |
| Information:<br>Grantor: HARRINGTON, RAYMOND V III<br>2 - HARRINGTON, LAURIE S<br>3 - RTHREE LLC<br>4 - R THREE L L C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                             | Consideration: \$600,000.00<br>Grantee: RIVERA ERA LLC<br>2 - RIVERA ERA L L C<br>Municipality<br>HONESDALE BOROUGH                        |
| Information:<br>Grantor: HELMUT KRAFT IRREVOCABLE TRUST<br>2 - ZITA KRAFT IRREVOCABLE TRUST<br>3 - BUSH, RITA TR<br>4 - KRAFT, FRANK F TR<br>5 - BUSH, RITA<br>6 - KRAFT, FRANK F<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$330,000.00<br>Grantee: KRAFT, FRANK F<br>2 - KRAFT, JANETTE<br>Municipality<br>STARRUCCA BOROUGH                          |

|                                                                                                                                                       |                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Information: LOT 759<br>Grantor: BIS, MARTA<br>2 - NIEMCZYK, PIOTR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                     | Consideration: \$585,000.00<br>Grantee: LEES, MICHAEL<br>2 - LEES, CHERYL ANN<br>Municipality<br>SALEM TOWNSHIP               |
| Information: LOT 80<br>Grantor: GALL, AMY REBECCA<br>2 - GALL, JOHN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                    | Consideration: \$7,750.00<br>Grantee: SCHAFFROTH, CHRISTIAN C<br>2 - SCHAFFROTH, JENNIFER A<br>Municipality<br>SALEM TOWNSHIP |
| Information: LOT 10<br>Grantor: STEWART, DAVID G<br>2 - KARR, KIMBERLY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                 | Consideration: \$1,750,000.00<br>Grantee: BETHEL, JOANNE S<br>2 - BETHEL, SEAN<br>Municipality<br>PAUPACK TOWNSHIP            |
| Information: LOT 209<br>Grantor: STEWART, DAVID G<br>2 - KARR, KIMBERLY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                | Consideration: \$1.00<br>Grantee: BETHEL, JOANNE S<br>2 - BETHEL, SEAN<br>Municipality<br>PAUPACK TOWNSHIP                    |
| Information:<br>Grantor: HAWLEY, PERRY S<br>2 - HAWLEY, JENNIFER<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                       | Consideration: \$90,000.00<br>Grantee: MUNN, BRAD<br>Municipality<br>WAYMART BOROUGH                                          |
| Information:<br>Grantor: DOWNTON, CHAD D BY AGENT<br>2 - DOWNTON, JACK D AGENT<br>3 - DOWNTON, TIFFANY<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$165,000.00<br>Grantee: GRICK, COLVIN<br>Municipality<br>STARRUCCA BOROUGH                                    |
| Information: LOT 303<br>Grantor: WOHLERS, JASON<br>2 - WOHLERS, RACHELLE C<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                             | Consideration: \$165,000.00<br>Grantee: GJINALI, IDA<br>Municipality<br>PAUPACK TOWNSHIP                                      |
| Information: LOT A<br>Grantor: SANISKI, MARTIN W<br>2 - SANISKI, DIANE<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                 | Consideration: \$28,000.00<br>Grantee: YANNONE, JOHN<br>Municipality<br>PRESTON TOWNSHIP                                      |
| Information:<br>Grantor: SHAY, PEGGY<br>2 - MAZZOLA, PEGGY S<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                           | Consideration: \$1.00<br>Grantee: FOGLIO, FRANK<br>2 - SHAY, PEGGY<br>Municipality<br>BUCKINGHAM TOWNSHIP                     |
| Information:<br>Grantor: BIEDLINGMAIER, PAUL JR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                        | Consideration: \$1.00<br>Grantee: BIEDLINGMAIER, PAUL JR<br>Municipality<br>LEHIGH TOWNSHIP                                   |
| Information:<br>Grantor: BRESSET, STEPHEN G<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                            | Consideration: \$1.00<br>Grantee: PA COMMONWEALTH DEPT TRANSPORTATION<br>Municipality<br>DREHER TOWNSHIP                      |
| Information:<br>Grantor: WITTE, RONALD W<br>2 - WITTE, BETH A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                          | Consideration: \$390,000.00<br>Grantee: DOHANIC, JEFFREY M<br>Municipality<br>SCOTT TOWNSHIP                                  |

|                                                                                                                                                                       |                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Information:<br>Grantor: BUONO, NANCY L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                | Consideration: \$1.00<br>Grantee: NEGLIA, JOHN<br>Municipality<br>MANCHESTER TOWNSHIP                                                                            |
| Information: LOT 592<br>Grantor: NAZAROV, VLADIMIR<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                 | Consideration: \$1.00<br>Grantee: T A V A VIM I TRUST II<br>2 - NAZAROV, VLADIMIR TR<br>3 - TKACHENKO, INNA TR<br><br>Municipality<br>SALEM TOWNSHIP             |
| Information: LOT 190<br>Grantor: PALMIERI, JOANN<br>2 - PALMIERI, RICHARD<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                              | Consideration: \$389,000.00<br>Grantee: ANNIS, RANDY CRAIG<br>2 - ANNIS, CATHY ANNE<br><br>Municipality<br>PAUPACK TOWNSHIP                                      |
| Information:<br>Grantor: FERDINANDO, MICHAEL J<br>2 - FERDINANDO, CHRISTINE<br>3 - SWINGLE, AUDREY A<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                   | Consideration: \$1.00<br>Grantee: FERDINANDO, MICHAEL J<br>2 - FERDINANDO, CHRISTINE<br><br>Municipality<br>SALEM TOWNSHIP                                       |
| Information:<br>Grantor: COMAN, RONALD W<br>2 - COMAN, KAREN L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                         | Consideration: \$1.00<br>Grantee: RONALD COMAN IRREVOCABLE FAMILY TRUST<br>2 - KAREN COMAN IRREVOCABLE FAMILY TRUST<br><br>Municipality<br>SOUTH CANAAN TOWNSHIP |
| Information: LOT 1<br>Grantor: MORRONE, ROBERT R<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                   | Consideration: \$1.00<br>Grantee: MORRONE, JENNIFER<br>2 - SODRICK, NICOLE<br><br>Municipality<br>LAKE TOWNSHIP                                                  |
| Information:<br>Grantor: RIDER, JAMES T EST AKA<br>2 - RIDER, JAMES EST AKA<br>3 - STOKEY, TODD<br>4 - RIDER, DANA EXR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$307,000.00<br>Grantee: POWELL, SCOTT D<br>2 - WORMUTH, MELISSA ANN<br><br>Municipality<br>STERLING TOWNSHIP                                     |
| Information:<br>Grantor: MURRAY, JAMES J<br>2 - TAGLE, JOANNE<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                      | Consideration: \$1.00<br>Grantee: MURRAY, JAMES J<br>2 - TAGLE, JOANNE<br>3 - MURRAY, TRAVIS J<br>4 - MURRAY, TAYLOR J<br><br>Municipality<br>TEXAS TOWNSHIP     |
| Information:<br>Grantor: PULEO, SALVATORE<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                          | Consideration: \$1.00<br>Grantee: PULEO, SALVATORE<br>2 - PULEO, CATHERINE<br><br>Municipality<br>HONSDALE BOROUGH                                               |
| Information: LOT 4A<br>Grantor: CUOCO, FRANK JR EST<br>2 - BETINES, ELENA EXR<br>3 - RUTIGLIANO, ELIZABETH R EXR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A       | Consideration: \$1.00<br>Grantee: BETINES, ELENA<br><br>Municipality<br>PAUPACK TOWNSHIP                                                                         |

|                                                                                                       |                                                                                                  |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Information: LOT 112<br>Grantor: KAPPLER, KERRI L                                                     | Consideration: \$299,900.00<br>Grantee: THULLER, ARCHIMEDES BRITTO<br>2 - THURLLER, RIVA         |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>LAKE TOWNSHIP                                                                    |
| Information: LOT 9<br>Grantor: TERCHA, PAUL                                                           | Consideration: \$30,000.00<br>Grantee: RIVERS, LORI                                              |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>LEHIGH TOWNSHIP                                                                  |
| Information: LOT 3401<br>Grantor: BACHMANN, BRIAN<br>2 - BACHMANN, DONNA                              | Consideration: \$280,000.00<br>Grantee: WILLIAMS, JUSTIN<br>2 - WILLIAMS, ERICA                  |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>LAKE TOWNSHIP                                                                    |
| Information: LOT 6<br>Grantor: PHILLIPS, DAWN<br>2 - PHILLIPS, RONALD                                 | Consideration: \$150,000.00<br>Grantee: PARRY, ALLISON M<br>2 - PARRY, JESSE FRANK               |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>STERLING TOWNSHIP                                                                |
| Information:<br>Grantor: TOUHEY, PATRICK<br>2 - TOUHEY, KIMBERLY                                      | Consideration: \$220,000.00<br>Grantee: SOLOWIEJ, DARIUSZ<br>2 - SOLOWIEJ, MARIA T               |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>PAUPACK TOWNSHIP                                                                 |
| Information:<br>Grantor: GETZ, CAROLYNN                                                               | Consideration: \$60,000.00<br>Grantee: CANNETTI, LORI ANNE                                       |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>LEHIGH TOWNSHIP                                                                  |
| Information:<br>Grantor: INGULLI, PATRICK A                                                           | Consideration: \$263,000.00<br>Grantee: MCCONNELL, COLE R<br>2 - MCCONNELL, VANESSA M            |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>CHERRY RIDGE TOWNSHIP                                                            |
| Information: LOT 345<br>Grantor: BIER, ERIC<br>2 - BIER, CAROLYN                                      | Consideration: \$340,000.00<br>Grantee: REGINA, VINCENT                                          |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>PAUPACK TOWNSHIP                                                                 |
| Information: LOT 4<br>Grantor: MILLON, ERNEST A<br>2 - MILLON, ERIC A                                 | Consideration: \$1.00<br>Grantee: MILLON, AUSTIN M<br>2 - MILLON, ERNEST A<br>3 - MILLON, ERIC A |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>CANAAN TOWNSHIP                                                                  |
| Information:<br>Grantor: THUNDER MANOR LLC<br>2 - THUNDER MANOR L L C                                 | Consideration: \$925,000.00<br>Grantee: ESH K PROPERTIES<br>2 - E S H K PROPERTIES               |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>PRESTON TOWNSHIP                                                                 |
| Information:<br>Grantor: DERR, KIMLEE A EST<br>2 - MOYER, JASON S ADM AKA<br>3 - MOYER, JASON ADM AKA | Consideration: \$1.00<br>Grantee: MOYER, JASON S<br>2 - BOWER, BRIAN                             |
| Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                           | Municipality<br>LEHIGH TOWNSHIP                                                                  |

|                                                                                                                                                                                                             |                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Information:<br>Grantor: DERR, KIMLEE A EST<br>2 - MOYER, JASON S ADM AKA<br>3 - MOYER, JASON ADM AKA<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                        | Consideration: \$1.00<br>Grantee: MOYER, JASON S<br>2 - BOWER, BRIAN<br><br>Municipality<br>LEHIGH TOWNSHIP                                       |
| Information: LOT 393<br>Grantor: RIVERA, ROGELIO GERARDO TORRES<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                          | Consideration: \$7,435.00<br>Grantee: ALEJANDRO, JULIO CESAR REYNOSO<br>2 - RIVERA, GERALDINE MARIE TORRES<br><br>Municipality<br>LEHIGH TOWNSHIP |
| Information:<br>Grantor: MAXSON, SANDRA L<br>2 - CARNES, SANDRA L<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                            | Consideration: \$1,200,000.00<br>Grantee: JAY UMIYA MA LLC<br>2 - JAY UMIYA MA L L C<br><br>Municipality<br>PRESTON TOWNSHIP                      |
| Information:<br>Grantor: LUKE, SHIRLEY D<br><br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                 | Consideration: \$1.00<br>Grantee: LUKE REVOCABLE TRUST<br>2 - LUKE, SHIRLEY D TR<br><br>Municipality<br>MANCHESTER TOWNSHIP                       |
| Information:<br>Grantor: MARGOTTA, JAMES K<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                                   | Consideration: \$1.00<br>Grantee: NIELSEN, MINERVA O<br>Municipality<br>DREHER TOWNSHIP                                                           |
| Information: LOT 2<br>Grantor: KRAYER, MARGARET MARY EST AKA<br>2 - KRAYER, MARGARET EST AKA<br>3 - KRAYER, MARGARET M EST AKA<br>4 - JUBINSKI, ROSE ANN EXR<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A | Consideration: \$1.00<br>Grantee: KRAYER, KRISTEN<br>2 - KRAYER, KATIE<br>3 - KRAYER, APRIL<br><br>Municipality<br>LAKE TOWNSHIP                  |
| Information: LOT 200<br>Grantor: CUNNINGHAM, ALAN<br>Locations: C -Map -Blk-Lot-unit<br>1 - N/-A                                                                                                            | Consideration: \$100.00<br>Grantee: MARZANI, JOSEPH<br>Municipality<br>PAUPACK TOWNSHIP                                                           |

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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*September 8, 2025–September 12, 2025*

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**Monday, September 8, 2025**

9:00 AM  
Jury Selection

**Wednesday, September 10, 2025**

9:00 AM  
Central Court

12:00 PM  
Drug Court Team Meeting

12:30 PM  
Drug Court

**Friday, September 12, 2025**

9:00 AM  
PFA



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## ARBITRATION ROOM CALENDAR

*September 8, 2025–September 12, 2025*

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### Friday, September 12, 2025

8:30 AM  
Pidich v. Hoag 322-2025-DR  
Conciliation Conference (Karam)  
Pro Se/Pro Se

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9:00 AM  
Propes v Bruch 100-2023-DR  
Conciliation Conference (Karam)

---

9:30 AM  
Discala v Ries 646-2022-CP (Wyoming County case)  
Custody Hearing/Conference (Karam)  
Brown/Cali

---

11:30 AM  
Phillips v Phillips 312-2025-DR  
Custody Conciliation (Karam)

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1:00 PM  
Hoffman v. Hoffman 546-2023-DR  
Custody Hearing (Karam)  
Pro Se/Thomas

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