

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL

JOURNAL

OF WAYNE COUNTY, PA



December 12, 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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Wayne County LEGAL JOURNAL

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Honesdale, PA 18431
Phone: 570-251-1512
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2025 LEGAL ADVERTISING RATES

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Half Page	\$75	\$525	\$795	\$1,265
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Eighth Page	\$35	\$195	\$275	\$435

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2"W X 1 3/4"H

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 Anne Marie Kreiter
AKA Anne M. Kreiter
Late of Hawley Borough
CO-EXECUTOR
Karl P. Kreiter a/k/a Karl Paul Kreiter
319 Penn Ave.
Hawley, PA 18428
CO-EXECUTOR
Jean A. Micolucci
42 Ostrander Blvd.
Beach Lake, PA 18405
ATTORNEY
Matthew H. Walker, Esq.
PO Box 747
Hamlin, PA 18427

12/12/2025 • 12/19/2025 • 12/26/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been issued in the Estate of Elwood Lawrence Miller, Jr. a/k/a Elwood L. Miller, Jr., who died October 1,

2025, late resident of Dyberry Township, Wayne County, PA to RobinLynn A. Becker a/k/a Robin Becker. 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 the Executrix, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

ALFRED J. HOWELL, ESQUIRE
Attorney for the Estate

12/12/2025 • 12/19/2025 • 12/26/2025

ESTATE NOTICE

Estate of France G. Lloyd
AKA Frances Lloyd
Late of Hawley Borough
EXECUTOR
Preston K. Lloyd
119 Berkley Road
Paupack, PA 18451
ATTORNEY
Zachary Jennings
303 Tenth Street
Honesdale, PA 18431

12/12/2025 • 12/19/2025 • 12/26/2025

ESTATE NOTICE

Estate of Albert E. Rice
AKA Albert Edward Rice AKA Albert Rice
Late of Lebanon Township

EXECUTOR

Krista R. Rice
131 Berkley Lane
Horseheads, NY 14845
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/5/2025 • 12/12/2025 • 12/19/2025

EXECUTOR'S NOTICE

ESTATE OF Ella Mae Womer, late of Damascus Township, Wayne County, Pennsylvania. Any person or persons having claim against or indebted to the estate present same to Christie W. Davey a/k/a Christie Womer Davey a/k/a Christie Lee Womer Davey, of 62 Delaware Ave, Damascus, PA 18415. Ethan C. Wood, Esq., 921 Court St., Honesdale, PA 18431, Attorney for the Estate.

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

Estate of Paul R. Breza
AKA Paul Breza
Late of Honesdale Borough
EXECUTOR
Deborah Corcoran
9 43rd Street
Carbondale, PA 18407
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

Estate of Joan A. Grimm
AKA Joan Grimm
Late of Clinton Township
EXECUTOR
Peter J. Grimm
10 Ashwood Ln.
Wayne, NJ 07470
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

Estate of Warren H. Schloesser
AKA Warren Schloesser
Late of Texas Township
EXECUTOR
Annemarie Zaitz
421 Longfellow Road
Wyncote, PA 19095
ATTORNEY
Timothy P. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted in the estate of Jane F. Remes, late of Lake Ariel, Wayne County, PA., Date of death February 7, 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.

12/5/2025 • 12/12/2025 • 12/19/2025

ESTATE NOTICE

Estate of Barbara A. Edwards
AKA Barbara Anne Edwards AKA
Barbara B. Edwards AKA Barbara
Edwards

Late of Honesdale Borough

EXECUTOR

Patrick G. Edwards

304 Columbus Ave.

Hawley, PA 18428

ATTORNEY

Nicholas A. Barna, Esq.

207 Tenth Street

Honesdale, PA 18431

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN,

that Letters of Administration have been issued in the Estate of Gary Kutcher, a/k/a Gary Alan Kutcher, a/k/a Gary A. Kutcher who died on October 1, 2023, late resident of the Lebanon Township, Wayne County, Pennsylvania, to Susan Ellen Kutcher, Administratrix of the Estate. All persons indebted to said estate are required to make payment and those having claims or demands are to present the same without delay to Susan Ellen Kutcher, Administratrix c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

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

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that Letters Testamentary have been granted to Gina Florio-Ely, a/k/a Gina Lisa Florio-Ely, Executor of the Estate of Robert Ely, deceased, who died on October 5, 2025, late of Lake Township, Pennsylvania. All persons indebted to the estate are required to make payment and those having any claims or demands are to present the same, without delay, to the Executor, Gina Florio-Ely, a/k/a Gina Lisa Florio-Ely, c/o her attorney Carlo A. LaMonica, Esquire, LaMonica Law Firm LLC, 1252 Church Street, Moscow, Pennsylvania 18444.

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

In the Estate of Richard Francis Kniss, a/k/a Richard F. Kniss of Lake Ariel, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Robert J. Fields, Esquire. 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

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

Estate of: Gertrude Watson
Late of Texas Township
EXECUTRIX
Michelle D. O'Connell
106 Bristol Drive
Honesdale, PA 18431
ATTORNEY
Frances Gruber, Esq.
214 Ninth Street
Honesdale, PA 18431
(570) 253-5400

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN that
Letters Testamentary have been
granted in the estate of Peter Metz,
late of Beach Lake, Wayne County,
PA., Date of death October 8,
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
Jessica M. Ellis, Esquire, 1018
Church Street, Honesdale, PA
18431.

11/28/2025 • 12/5/2025 • 12/12/2025

ESTATE NOTICE

Estate of James Kwiatek, late of
Dreher Township, Wayne County,
Pennsylvania, died on August 10,
2025. All persons having claims
against the Estate shall present
same to Co-Administrators, Theresa
Bates and Christine Kwiatek c/o
Donald W. Jensen, Esquire, 538

Biden Street, Suite 730, Scranton,
Pennsylvania 18503.

11/28/2025 • 12/5/2025 • 12/12/2025

OTHER NOTICES

NOTICE

IN THE COURT OF COMMON
PLEAS
OF WAYNE COUNTY,
PENNSYLVANIA

CIVIL DIVISION

No.: 2025-00280

WELLS FARGO BANK, N.A.
Plaintiff

v.

JON G. HULL A/K/A JON HULL,
KNOWN HEIR OF NEIL
MURPHY, DECEASED; VICKI
LYNN OVERBECK, KNOWN
HEIR OF NEIL MURPHY,
DECEASED; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST
FROM OR UNDER NEIL
MURPHY, DECEASED
Defendant(s)

NOTICE

NOTICE TO:

Unknown Heirs, Successors,
Assigns, and All Persons, Firms
or Associations Claiming Right,
Title, or Interest from or under
Neil Murphy, Deceased

You are hereby notified on that on May 15, 2025, Plaintiff, WELLS FARGO BANK, N.A. filed a Complaint against you in the Court of Common Pleas of WAYNE County, Pennsylvania, Docket No. 2025-00280, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**NORTHERN PENNSYLVANIA
LEGAL SERVICES
WAYNE COUNTY
COURTHOUSE
925 COURT STREET
HONESDALE, PA 18431
TELEPHONE: (877) 515-7465**

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646

12/12/2025

NOTICE

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

CIVIL ACTION

NO. 665 - 2025 - CIVIL

CLAIRE R. FRITZ,
through her Powers of Attorney,
WESLEY FRITZ and LARA
CIOFFI
PLAINTIFF,

vs.

THE UNKNOWN HEIRS,
DEVISEES, AND ASSIGNS OF
GEORGE G. WALLER,
DECEASED, and ALL PERSONS
unknown who claim or might claim
adversely to Plaintiff's title to
19 STARDUST TRAIL,
EQUINUNK, PA 18417
DEFENDANTS. :

.....

AND NOW, this 1st day of
December, 2025, upon
consideration of Plaintiff's Motion
for Final Judgment in Quiet Title
pursuant to Pa.R.C.P. 1066(a), and
based upon the record before the
Court, including the Complaint, the
Proofs of Publication, Affidavit of
Counsel, and the lack of any
responsive pleading or objection

filed by any Defendant, it is hereby ORDERED and DECREED as follows:

1 All persons or entities claiming any right, title, interest, or lien in or to the above-referenced real property shall have thirty (30) days from the date of this Order in which to contest the entering of Judgment in this matter;

2 If such action is not taken within the thirty (30) day period, the Defendants shall be forever barred from asserting any right, lien, title or interest in the real property located at: 19 Stardust Trail, Equinunk, Pennsylvania 18417, Wayne County Tax Map No. 15-0-0166-0009, as more particularly described in the legal description attached to the Complaint; and Plaintiff, Claire R. Fritz, shall be declared the owner in fee simple absolute of the aforesaid real property;

3 If such action is not taken within the thirty (30) day period, the Prothonotary on Praecipe of the Plaintiff shall enter final judgment, and the Plaintiff shall thereby be authorized to record the same at its expense as a deed of conveyance with the Office of the Wayne County Recorder of Deeds, which Office is directed to accept for recording this Order and to index the Order appropriately as a deed of conveyance.

4 The Plaintiff is hereby ORDERED to serve a copy of this Order upon the Defendants via publication one (1) time in the Wayne County Legal Journal and one (1) time in the Tri-County Independent. IT IS SO ORDERED.

BY THE COURT:

/s/ Matthew L. Meagher

12/12/2025

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 JANUARY 7, 2026

By virtue of a writ of Execution instituted by: Pocono Springs Civic Association, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of January, 2026 at 10:00 AM 1007 Iroquois Avenue, Pocono Springs Estates, Gouldsboro, PA 18424 the following property, viz:

ALL THAT PARCEL of land in Township of Lehigh, Wayne County, Commonwealth of Pennsylvania, as more fully described in Deed Book 969, Page 102, ID No. 015559, Parcel ID: 14-30-57, being known and designated as Lot 1, Section 9, Pocono Springs Estates, Inc. filed in Plat Book 969, Page 102, recorded 9/12/1994.

ALL THAT CERTAIN lot, parcel or piece of ground situated in the Township of Lehigh, County of Wayne, and Commonwealth of Pennsylvania, being Lot Number 1, Section 9, Iroquois Avenue, as shown on Map of Pocono Springs Estates, Inc., on file in the recorder of Deeds Office of Honesdale, Pennsylvania in Plat Book No. 14 at page 189.

TRACT 1 BEING THE SAME premises which Kim Louise Phillips, a married woman, by deed dated December 16, 2006 and recorded on December 27, 2006 in the Office of the Recorder of Deeds in and for Wayne County, Pennsylvania, in Land Record Book 3205 Page 191, granted and conveyed unto Kim Louise Phillips and Henry Lee Phillips, wife and husband Grantors herein. The said Kim Louise Phillips having predeceased her husband, all right, title and interest in and to the said premises being vested, by operation of law, in the said Henry Lee Phillips.

Being the same premises which Henry Lee Phillips, a/k/a Henry K. Phillips, a widower by Deed dated October 21, 2023 and recorded November 7, 2023 in Wayne County in Record Book 6400 Page 23, conveyed unto Henry Lee Phillips, a widow and Jason Phillips, single man, as joint tenants with right to survivorship, in fee.

Tax Parcel No. 14-0-0030-0057

Being known as 1007 Iroquois Avenue, Pocono Springs Estates, Inc., Lot #1, Section 9, Lehigh Township, Wayne County, PA

Seized and taken in execution as property of:
Henry Lee Phillips 1007 Iroquois Ave. GOULDSBORO PA 18424

Execution No. 280-Civil-2023
Amount Due: \$16,000.20 Plus
additional costs

October 15, 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.

Gregory D. Malaska, Esq.

12/12/2025 • 12/19/2025 • 12/26/2025

SHERIFF'S SALE JANUARY 7, 2026

By virtue of a writ of Execution instituted by: Rocket Mortgage, LLC, fka Quicken Loans, LLC, fka Quicken Loans, Inc. issued out of the Court of Common Pleas of Wayne County, to me directed, there will be exposed to Public Sale, on Wednesday the 7th day of January, 2026 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:

Land situated in the Township of Mount Pleasant in the County of Wayne in the State of PA

BEGINNING at a point in the centerline of Pennsylvania Route 371, also known as the Cocheton - Great Bend Turnpike, said point being North nine (9) degrees no minutes East twenty-four and seventy-five hundredths (24.75) feet from an iron pin placed along a flagstone sidewalk on the line of lands herein conveyed; thence along the center line of said highway South eighty-one (81) degrees no minutes East one hundred twenty-four (124.0) feet to a point in the centerline of the said highway; thence South nine (9) degrees no minutes West one hundred fifty (150.0) feet to a stake corner; thence north eighty-one (81) degrees no minutes West one hundred twenty-four (124.0) feet to a stake corner; thence North nine (9) degrees no minutes East one hundred fifty (150.0) feet to the point and place of BEGINNING. CONTAINING overall 18,600 square feet and a net area of 15,531 square feet as surveyed by Wayne Engineering Associates, Elmer C. Zapp, Pennsylvania Registered Surveyor, dated April 6, 1965 and designated as drawing DO 65-4-7-126 PS.

Commonly known as: 388 Great Bend Tpke, Pleasant Mount, PA 18453-4580

Tax Parcel: #16-0-0002-0050

BEING the same premises which Elizabeth F. Gerichten, by Deed dated 09/05/1996 and recorded 09/09/1996 in the Office of the Recorder of Deeds in and for the County of Wayne, in Deed Book

1174 and Page 13, granted and conveyed unto Paula J. Befumo and Joseph P. Befumo, wife and husband.

Seized and taken in execution as property of:
Joseph Befumo 388 Great Bend Turnpike PLEASANT MOUNT PA 18453
Paula J. Befumo 388 Great Bend Turnpike PLEASANT MOUNT PA 18453

Execution No. 427-Civil-2025
Amount Due: \$66,101.88 Plus additional costs

October 8, 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.

Carolyn Treglia Esq.

12/12/2025 • 12/19/2025 • 12/26/2025

CIVIL ACTIONS FILED

*FROM NOVEMBER 22, 2025 TO NOVEMBER 28, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
2024-00046	KULICK JOSHUA	11/24/2025 10:38	WRIT OF EXECUTION	3,942.72
2024-00046	THE DIME BANK GARNISHEE	11/24/2025 10:38	WRIT EXEC/GARNISHEE	—
2024-00046	HONESDALE NATIONAL BANK GARNISHEE	11/24/2025 10:38	WRIT EXEC/GARNISHEE	—
2025-00577	HEUMAN PAUL J	11/24/2025 10:49	DEFAULT JUDGMENT	13,604.45
2025-00646	COMLY KEVIN FRANCIS	11/26/2025 11:22	DEFAULT JUDG IN REM	153,734.51
2025-00646	POPE FELICITY MAXINE	11/26/2025 11:22	DEFAULT JUDG IN REM	153,734.51
2025-00646	COMLY KEVIN FRANCIS	11/26/2025 11:27	WRIT OF EXECUTION	153,734.51
2025-00646	POPE FELICITY MAXINE	11/26/2025 11:27	WRIT OF EXECUTION	153,734.51
2025-20794	KENNEDY JAMES	11/24/2025 11:36	JP TRANSCRIPT	1,909.36
2025-20795	KENNEDY JAMES	11/24/2025 12:04	JP TRANSCRIPT	5,541.75
2025-20796	HAMPL TAMARA	11/24/2025 12:11	FEDERAL TAX LIEN	26,502.74
2025-20797	GRASSO RONALD R	11/26/2025 12:51	MUNICIPAL LIEN	693.55
2025-20797	GRASSO ELEANOR M	11/26/2025 12:51	MUNICIPAL LIEN	693.55
2025-90147	SANDVIK KATHRYN E ESTATE	11/24/2025 11:21	ESTATE CLAIM	5,539.48

CIVIL ACTION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00772	CITIBANK N A	PLAINTIFF	11/24/2025	—
2025-00772	COCCO JOSEPH	DEFENDANT	11/24/2025	—

CIVIL APPEALS — AGENCIES: BOARD OF ASSESSMENT

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00776	INDIAN ORCHARD HOLDINGS COMPANY	PETITIONER	11/25/2025	—
2025-00776	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	11/25/2025	—
2025-00776	THE COUNTY OF WAYNE	RESPONDENT	11/25/2025	—
2025-00776	TOWNSHIP OF TEXAS	RESPONDENT	11/25/2025	—
2025-00776	WAYNE HIGHLANDS SCHOOL DISTRIC	RESPONDENT	11/25/2025	—
2025-00777	INDIAN ORCHARD HOLDINGS COMPANY	PETITIONER	11/25/2025	—
2025-00777	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	11/25/2025	—
2025-00777	THE COUNTY OF WAYNE	RESPONDENT	11/25/2025	—
2025-00777	TOWNSHIP OF TEXAS	RESPONDENT	11/25/2025	—
2025-00777	WAYNE HIGHLANDS SCHOOL DISTRIC	RESPONDENT	11/25/2025	—

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

2025-00778	INDIAN ORCHARD HOLDINGS COMPANY	PETITIONER	11/25/2025	—
2025-00778	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	11/25/2025	—
2025-00778	THE COUNTY OF WAYNE	RESPONDENT	11/25/2025	—
2025-00778	TOWNSHIP OF TEXAS	RESPONDENT	11/25/2025	—
2025-00778	WAYNE HIGHLANDS SCHOOL DISTRICT	RESPONDENT	11/25/2025	—
2025-00779	INDIAN ORCHARD HOLDINGS COMPANY	PETITIONER	11/25/2025	—
2025-00779	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	RESPONDENT	11/25/2025	—
2025-00779	THE COUNTY OF WAYNE	RESPONDENT	11/25/2025	—
2025-00779	TOWNSHIP OF TEXAS	RESPONDENT	11/25/2025	—
2025-00779	WAYNE HIGHLANDS SCHOOL DISTRICT	RESPONDENT	11/25/2025	—
2025-00780	FOREST CITY PARTNERSHIP LLC	PETITIONER	11/25/2025	—
2025-00780	WAYNE COUNTY BOARD FOR THE ASSESSMENT & REVISION OF TAXES	PETITIONER	11/25/2025	—
2025-00780	THE COUNTY OF WAYNE	RESPONDENT	11/25/2025	—
2025-00780	TOWNSHIP OF TEXAS	RESPONDENT	11/25/2025	—
2025-00780	WAYNE HIGHLANDS SCHOOL DISTRICT	RESPONDENT	11/25/2025	—
2025-00781	KOLENDA WILLIAM	PETITIONER	11/25/2025	—
2025-00781	KOLENDA TERESA	PETITIONER	11/25/2025	—
2025-00781	WAYNE COUNTY BOARD OF ASSESS & REVISION OF TAXES	RESPONDENT	11/25/2025	—
2025-00781	TOWNSHIP OF LEHIGH	RESPONDENT	11/25/2025	—
2025-00781	NORTH POCONO SCHOOL DISTRICT	RESPONDENT	11/25/2025	—
2025-00782	KOLENDA WILLIAM	PETITIONER	11/25/2025	—
2025-00782	KOLENDA TERESA	PETITIONER	11/25/2025	—
2025-00782	WAYNE COUNTY BOARD OF ASSESS & REVISION OF TAXES	RESPONDENT	11/25/2025	—
2025-00782	TOWNSHIP OF LEHIGH	RESPONDENT	11/25/2025	—
2025-00782	NORTH POCONO SCHOOL DISTRICT	RESPONDENT	11/25/2025	—

CONTRACT — DEBT COLLECTION: CREDIT CARD

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00771	FIRST NATIONAL BANK OF OMAHA	PLAINTIFF	11/24/2025	—
2025-00771	BABCOCK MARION J	DEFENDANT	11/24/2025	—
2025-00773	FIRST NATIONAL BANK OF OMAHA	PLAINTIFF	11/24/2025	—
2025-00773	COTTRELL EARL E	DEFENDANT	11/24/2025	—

CONTRACT — DEBT COLLECTION: OTHER

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00784	VELOCITY INVESTMENTS LLC	PLAINTIFF	11/26/2025	—
2025-00784	MCADAMS CHRISTINE	DEFENDANT	11/26/2025	—

CONTRACT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00783	JACOB KEITH A	PLAINTIFF	11/26/2025	—
2025-00783	FCA US LLC	DEFENDANT	11/26/2025	—
2025-00785	MONASTERY OF OUR LADY OF MT CARMEL & ST JOSEPH	PLAINTIFF	11/26/2025	—
2025-00785	MY JESUS MERCY MINISTRIES INC	DEFENDANT	11/26/2025	—

MISCELLANEOUS — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00787	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/28/2025	—
2025-00787	NUNEZ MARIA FERNANDEZ HERNANDEZ	DEFENDANT	11/28/2025	—
2025-00788	ASSOCIATION OF PROPERTY OWNERS OF THE HIDEOUT INC	PLAINTIFF	11/28/2025	—
2025-00788	CIANNELLA JOSEPH	DEFENDANT	11/28/2025	—
2025-00788	CIANNELLA FRANK	DEFENDANT	11/28/2025	—

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00786	PENNYMAC LOAN SERVICES LLC	PLAINTIFF	11/26/2025	—
2025-00786	SURA LINDA	DEFENDANT	11/26/2025	—
2025-00786	SURA MICHAEL WILLIAM	DEFENDANT	11/26/2025	—
2025-00789	FREEDOM MORTGAGE CORPORATION	PLAINTIFF	11/28/2025	—
2025-00789	SATO CONNIE D	DEFENDANT	11/28/2025	—

TORT — OTHER

CASE No.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00774	GODFREY RAYMOND	PLAINTIFF	11/24/2025	—
2025-00774	BOROUGH OF HONESDALE	DEFENDANT	11/24/2025	—
2025-00774	PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	DEFENDANT	11/24/2025	—

MORTGAGES AND DEEDS

*RECORDED FROM NOVEMBER 17, 2025 TO NOVEMBER 21, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 100,000.00 Mortgagor: FERRARO, RICHARD F 2 - FERRARO, MARILYN A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: PNC BANK 2 - P N C BANK Municipality SOUTH CANAAN TOWNSHIP
Information: 50,000.00 Mortgagor: ZACKER, SONYA S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: WAYNE BANK Municipality LAKE TOWNSHIP
Information: 110,000.00 Mortgagor: BIRD, KIMBERLY 2 - BIRD, HOWARD Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$110,000.00 Mortgagee: WAYNE BANK Municipality HONESDALE BOROUGH
Information: 800,000.00 Mortgagor: T BEARSKI LLC 2 - T BEARSKI L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$800,000.00 Mortgagee: PS BANK 2 - P S BANK Municipality HONESDALE BOROUGH
Information: 806,500.00 Mortgagor: MOSES, PHILIP J 2 - MOSES, KIMBERLY A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$806,500.00 Mortgagee: FIRSTTRUST BANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 310,000.00 Mortgagor: MAYHALL, MIRANDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$310,000.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STARRUCCA BOROUGH
Information: 100,000.00 Mortgagor: RIGGS, MELISSA S 2 - RIGGS, SCOTT M JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: PEOPLES SECURITY BANK & TRUST COMPANY Municipality DAMASCUS TOWNSHIP
Information: 100,000.00 Mortgagor: CHAPMAN REAL ESTATE HOLDINGS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: WAYNE BANK Municipality SALEM TOWNSHIP
Information: 195,000.00 Mortgagor: GEROLIMATOS, PAMELA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$195,000.00 Mortgagee: CITIZENS SAVINGS BANK Municipality SALEM TOWNSHIP
Information: 360,000.00 Mortgagor: DORF, LAURIE 2 - DORF, NORMAN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$360,000.00 Mortgagee: UNITED MORTGAGE CORP 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP

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

Information: 188,100.00
Mortgagor: CARLUCCI, NATALIA

Consideration: \$188,100.00
Mortgagee: NEXTRES
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

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

Municipality
LEHIGH TOWNSHIP

Information: 3,180.63
Mortgagor: MAHONEY, JULIA M
2 - MAHONEY, HEATH AKA
3 - MAHONEY, HEATH E AKA
4 - MAHONEY, MELANIE

Consideration: \$3,180.63
Mortgagee: HOUSING & URBAN DEVELOPMENT

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

Municipality
DYBERRY TOWNSHIP

Information: 114,400.00
Mortgagor: BUNTING, BRIAN

Consideration: \$114,400.00
Mortgagee: ROCKET MORTGAGE
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

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

Municipality
HONESDALE BOROUGH

Information: 231,830.00
Mortgagor: JOHNSTON, MATTHEW C

Consideration: \$231,830.00
Mortgagee: GUARANTEED RATE INC
2 - MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS

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

Municipality
SALEM TOWNSHIP

Information: 110,000.00
Mortgagor: TREVOR, KEVIN
2 - TREVOR, ERICA

Consideration: \$110,000.00
Mortgagee: HONESDALE NATIONAL BANK

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

Municipality
STERLING TOWNSHIP

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Information: 300,000.00 Mortgagor: ANDREWS, NICHOLAS	Consideration: \$300,000.00 Mortgagee: FIRST NATIONAL BANK OF PA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 355,416.00 Mortgagor: SNYDER, BENJAMIN	Consideration: \$355,416.00 Mortgagee: MORTGAGE RESEARCH CENTER 2 - VETERANS UNITED HOME LOANS 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SOUTH CANAAN TOWNSHIP
Information: 69,787.91 Mortgagor: MALON, ROBERT E 2 - MALON, ANTIONETTE S	Consideration: \$69,787.91 Mortgagee: UTILITIES EMPLOYEES CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 150,000.00 Mortgagor: WOODS, RICHARD 2 - WOODS, SANDRA	Consideration: \$150,000.00 Mortgagee: NBT BANK 2 - N B T BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DREHER TOWNSHIP
Information: 244,507.00 Mortgagor: DUBOIS, ANDRE 2 - DUBOIS, CHRISTA	Consideration: \$244,507.00 Mortgagee: OCMBC INC 2 - O C M B C INC 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 403,500.00 Mortgagor: ROSARIO, GUILLERMO 2 - ROSARIO, AMANDA ELLIE	Consideration: \$403,500.00 Mortgagee: CROSSCOUNTRY MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: 20,000.00 Mortgagor: JOYAL, NICOLAS P 2 - JOYAL, VANESSA	Consideration: \$20,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: 9,116.41 Mortgagor: CLARK, JESSE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$9,116.41 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality SOUTH CANAAN TOWNSHIP
Information: 120,000.00 Mortgagor: ROSS, CHERYL LYNNE 2 - BREWER, CHERYL LYNNE 3 - ROSS, HENRY C	Consideration: \$120,000.00 Mortgagee: SERVIS ONE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 3 - BSI FINANCIAL SERVICES 4 - B S I FINANCIAL SERVICES
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MANCHESTER TOWNSHIP
Information: 144,156.00 Mortgagor: RAZDERK, TRENT 2 - BOOTZ, SHAWNA MARIE	Consideration: \$144,156.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 2

Information: 7,430.00 Mortgagor: RAZDERK, TRENT 2 - BOOTZ, SHAWNA MARIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$7,430.00 Mortgagee: PA HOUSING FINANCE AGENCY Municipality CLINTON TOWNSHIP 2
Information: 214,700.00 Mortgagor: BOGDANOWICZ, PIOTR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$214,700.00 Mortgagee: NEXBANK 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DREHER TOWNSHIP
Information: 338,464.00 Mortgagor: BONGIOVI, ROBERT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$338,464.00 Mortgagee: BANK OF AMERICA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PALMYRA TOWNSHIP
Information: 375,000.00 Mortgagor: WILLIAMS, SETH DAVID 2 - WILLIAMS, TIFFANY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$375,000.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SOUTH CANAAN TOWNSHIP
Information: 290,000.00 Mortgagor: GRIMALDI, JOSEPH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$290,000.00 Mortgagee: JPMORGAN CHASE BANK 2 - J P MORGAN CHASE BANK Municipality DAMASCUS TOWNSHIP
Information: 206,368.00 Mortgagor: PUGLIESE, NICHOLAS A 2 - PUGLIESE, RACHEL RENEE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$206,368.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CLINTON TOWNSHIP 2
Information: 550,000.00 Mortgagor: TASSELMYER, ADREA 2 - REINECKE, MARCELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$550,000.00 Mortgagee: FIRST NATIONAL BANK OF PA 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 158,577.03 Mortgagor: GONZALES, RAUL P AKA 2 - GONZALES, RAUL PAUL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$158,577.03 Mortgagee: LONGBRIDGE FINANCIAL 2 - DART COLLATERAL MANAGER LLC 3 - DART COLLATERAL MANAGER L L C Municipality MANCHESTER TOWNSHIP
Information: 120,000.00 Mortgagor: CROUCH, DANIEL MICHAEL 2 - CROUCH, MARIANNA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$120,000.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality CHERRY RIDGE TOWNSHIP
Information: 236,000.00 Mortgagor: SIEGLER, DEBORAH L 2 - SIEGLER, PATRICK A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$236,000.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP

Information: 260,000.00 Mortgagor: HOCHREITHER, KELBY 2 - HOCHREITHER, BROOKE	Consideration: \$260,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PALMYRA TOWNSHIP
Information: 492,000.00 Mortgagor: MKS LAKESIDE HOLDINGS LLC 2 - M K S LAKESIDE HOLDINGS L L C	Consideration: \$492,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 778,800.00 Mortgagor: BERTOLLO, LAUREN S 2 - BERTOLLO, SEAN L	Consideration: \$778,800.00 Mortgagee: WAYNE BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: 148,000.00 Mortgagor: NORELLA, NICHOLAS A	Consideration: \$148,000.00 Mortgagee: NATIONSTAR MORTGAGE LLC 2 - NATIONSTAR MORTGAGE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 4 - MR COOPER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality CLINTON TOWNSHIP 2
Information: 50,000.00 Mortgagor: BENNETT, MATTHEW L W 2 - BENNETT, RACHAEL A 3 - BRUSH, RACHAEL A	Consideration: \$50,000.00 Mortgagee: SIDNEY FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality BUCKINGHAM TOWNSHIP
Information: 389,500.00 Mortgagor: MESZLER, JULIANA 2 - MESZLER, CHRISTOPHER MICHAEL	Consideration: \$389,500.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP
Information: 80,600.00 Mortgagor: LUTOMSKI, WALTER V	Consideration: \$80,600.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: 160,000.00 Mortgagor: ROCHE, COURTNEY 2 - DEGAN, PAUL	Consideration: \$160,000.00 Mortgagee: DIME BANK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: 460,000.00 Mortgagor: STRACKBEIN, JAMES KEVIN JR 2 - STRACKBEIN, KATHRYN LEE	Consideration: \$460,000.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality MOUNT PLEASANT TOWNSHIP

DEEDS

Information: LOT 3 Grantor: AYERBE, JOSE 2 - WHITOSKY, TINA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$87,000.00 Grantee: XENA CHURCHVILLE LLC 2 - XENA CHURCHVILLE L L C Municipality DAMASCUS TOWNSHIP
Information: LOT 2 Grantor: BORCHERT, WAYNE SCOTT EST 2 - BORCHERT, TRACY ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: BORCHERT, TRACY L Municipality DAMASCUS TOWNSHIP
Information: Grantor: KEYSTONE AUTOMOTIVE OPERATIONS INC Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,000,000.00 Grantee: T BEARSKI Municipality HONESDALE BOROUGH
Information: Grantor: GWENN DE MAURIAC REVOCABLE TRUST 2 - DEMAURIAC, GWENN TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$310,000.00 Grantee: MAYHALL, MIRANDA Municipality STARRUCCA BOROUGH
Information: LOT 3 Grantor: IOANNUCCI, TOVA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$3,600.00 Grantee: AWNINGS CLEANING SERVICES LLC 2 - AWNINGS CLEANING SERVICES L L C Municipality STERLING TOWNSHIP
Information: Grantor: CURTIS, BRIAN A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: COBB, JOHN P Municipality CANAAN TOWNSHIP
Information: LOT 53 Grantor: MILL CITY MORTGAGE LOAN TRUST TWO ZERO ONE NINE GSTWO BY AF 2 - MILL CITY MORTGAGE LOAN TRUST TWO ZERO ONE NINE G S TWO BY AF 3 - NEWREZ AF 4 - SELLPOINT MORTGAGE SERVICING AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$140,000.00 Grantee: PREMIERLUX DEVELOPMENT LLC 2 - PREMIERLUX DEVELOPMENT L L C Municipality PAUPACK TOWNSHIP
Information: LOT 3 Grantor: BLACK, JOSEPH A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Grantee: CHAPMAN REAL ESTATE HOLDINGS Municipality SALEM TOWNSHIP
Information: LOT 99R Grantor: EDWARDS, CHRISTOPHER B 2 - EDWARDS, HILDA B Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: EDWARDS, CHRISTOPHER B 2 - EDWARDS, HILDA B Municipality PAUPACK TOWNSHIP
Information: LOT 3419 Grantor: HEADINGS, JILL L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HEADINGS, JILL L Municipality LAKE TOWNSHIP
Information: LOT 2504 Grantor: DELLAPIETRO, ELIZABETH Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$257,000.00 Grantee: GEROLIMATOS, PAMELA Municipality SALEM TOWNSHIP
Information: LOT 3951 Grantor: DEALMEIDA, FABIO Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$455,000.00 Grantee: DORF, NORMAN 2 - DORF, LAURIE Municipality LAKE TOWNSHIP

Information: Grantor: ROBINSON, LORRAINE H Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: HINE, SARAH L Municipality DYBERRY TOWNSHIP
Information: Grantor: KOLBE, GLORIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$209,000.00 Grantee: CARLUCCI, NATALIA Municipality LEHIGH TOWNSHIP
Information: Grantor: COZZI, JAMES 2 - COZZI, KELLY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$143,000.00 Grantee: BUNTING, BRIAN Municipality HONESDALE BOROUGH
Information: LOT 798 Grantor: SIMONE, SAL 2 - SIMONE, ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$239,000.00 Grantee: JOHNSTON, MATTHEW C Municipality SALEM TOWNSHIP
Information: Grantor: TIGUE, THOMAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$375,000.00 Grantee: ANDREWS, NICHOLAS Municipality MOUNT PLEASANT TOWNSHIP
Information: Grantor: GIGLIO, SALVATORE PHILIP EST AKA 2 - GIGLIO, SALVATORE P EST AKA 3 - PELACHIK, KARIN A EXR AKA 4 - MORGAN, KARIN A EXR AKA 5 - PELACHIK, KARIN ANNE EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$239,361.00 Grantee: DUBOIS, ANDRE 2 - DUBOIS, CHRISTA Municipality DAMASCUS TOWNSHIP
Information: Grantor: THREE TWO RIDGE LLC BY SHERIFF 2 - THREE TWO RIDGE L L C BY SHERIFF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$11,120.71 Grantee: RESIDENTIAL MORTGAGE AGGREGATION TRUST 2 - WILMINGTON SAVINGS FUND SOCIETY TR Municipality PAUPACK TOWNSHIP
Information: LOT 3 Grantor: MAJDIC, JEFFREY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$148,615.00 Grantee: RAZDERK, TRENT 2 - BOOTZ, SHAWNA MARIE Municipality CLINTON TOWNSHIP 2
Information: LOT 282 Grantor: REMO, MARIA 2 - JORGE, TONY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$148,000.00 Grantee: REMO, MARIA Municipality PAUPACK TOWNSHIP
Information: Grantor: BERGER, STANLEY M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$130,000.00 Grantee: PATRELLA, ELYSE Municipality HONESDALE BOROUGH
Information: Grantor: DATRIA FAMILY REVOCABLE LIVING TRUST 2 - DATRIA, NICHOLAS TR 3 - DATRIA, LINDA TR AKA 4 - DATRIA, LINDA K TR AKA 5 - DATRIA, NICHOLAS 6 - DATRIA, LINDA AKA 7 - DATRIA, LINDA K AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$400,000.00 Grantee: BENSON, KENNETH E JR 2 - BENSON, BARBARA B Municipality PAUPACK TOWNSHIP

Information: Grantor: HALL, WESLEY E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$226,000.00 Grantee: BOGDANOWICZ, PIOTR Municipality DREHER TOWNSHIP
Information: Grantor: DEPRIMA, JOHN 2 - DEPRIMA, MARIE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$408,198.70 Grantee: BONGIOVI, ROBERT Municipality PALMYRA TOWNSHIP
Information: Grantor: TIGUE, THOMAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$29,900.00 Grantee: DACI, AFRIM 2 - PRECI, EVA Municipality LEHIGH TOWNSHIP
Information: LOT 1 Grantor: WOLFENBERG, JOHN 2 - WOLFENBERG, JANICE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JOHN WOLFENBERG IRREVOCABLE FAMILY TRUST 2 - JANICE WOLFENBERG IRREVOCABLE FAMILY TRUST Municipality DYBERRY TOWNSHIP
Information: Grantor: THOMAS, JUDY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$225,000.00 Grantee: ELONKA, STEPHEN M JR Municipality LEBANON TOWNSHIP
Information: Grantor: EDWARDS, ROBERT L Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: EDWARDS IRREVOCABLE TRUST 2 - EDWARDS, ROBERT LEE JR TR Municipality BERLIN TOWNSHIP
Information: Grantor: EDWARDS IRREVOCABLE TRUST 2 - EDWARDS, ROBERT LEE JR TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$350,000.00 Grantee: GILSON, MICHAEL JOHN 2 - GILSON, MARY LISA 3 - GILSON, JOHNATHAN MICHAEL Municipality BERLIN TOWNSHIP
Information: Grantor: JONES, PHYLLIS E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JONES, PHYLLIS E 2 - JONES, JASON A Municipality DREHER TOWNSHIP
Information: Grantor: JONES, PHYLLIS C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JONES, PHYLLIS C 2 - JONES, JASON A Municipality DREHER TOWNSHIP
Information: LOT 9 Grantor: REESE, JULIANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$375,000.00 Grantee: WILLIAMS, SETH 2 - WILLIAMS, TIFFANY Municipality SOUTH CANAAN TOWNSHIP
Information: LOT 14 Grantor: KOZLOWSKY, KATRINA 2 - TERZONI, JAMES Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: TERZONI, RICHARD 2 - BROWN, MONESSA TERZONI Municipality LAKE TOWNSHIP
Information: Grantor: SWODY, CHARLES E JR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$57,000.00 Grantee: REYES, ADA M CASILLAS Municipality MANCHESTER TOWNSHIP

Information: Grantor: MACHEK, JOSEPH G EST 2 - MACHEK, ANN MARIE 3 - MACHEK, ANN MARIE ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$257,960.00 Grantee: PUGLIESE, NICHOLAS 2 - PUGLIESE, RACHEL RENEE Municipality CLINTON TOWNSHIP 2
Information: Grantor: VANDELINDE, NANCY J EST AKA 2 - VANDELINDE, NANCY EST AKA 3 - GOODRICH, NANCY EST AKA 4 - VANDELINDE, RICHARD III EXR 5 - BILLMAN, ELEANOR FAYE EXR AKA 6 - BILLMAN, ELEANOR EXR AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: VANDELINDE, RICHARD III 2 - FIELD, KIMBERLY S 3 - VANDELINDE, RONALD A Municipality DAMASCUS TOWNSHIP
Information: Grantor: COREY, MARY MARGARET 2 - COREY, RALPH A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$550,000.00 Grantee: TASSELMYER, ADREA 2 - REINECKE, MARCELLE Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: OHARA, ALIDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$170,000.00 Grantee: FOUR FOUR CHARLES STREET Municipality TEXAS TOWNSHIP 3
Information: Grantor: CHAPMAN, DOUGLAS R 2 - CHAPMAN, KIMBERLY A 3 - SHAFFER, KIMBERLY A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHAPMAN, DOUGLAS R Municipality SOUTH CANAAN TOWNSHIP
Information: Grantor: LIGHT, CAROLE A BY AF 2 - LIGHT, WINFIELD AF 3 - LIGHT, ROBERT AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$515,000.00 Grantee: CROUCH, MARIANNA 2 - CROUCH, DANIEL MICHAEL Municipality CHERRY RIDGE TOWNSHIP
Information: Grantor: ELWELL, TIMOTHY 2 - ELWELL, JOY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$600,000.00 Grantee: BEER, KENNETH 2 - BEER, ROSANNE Municipality PAUPACK TOWNSHIP
Information: LOT 154 Grantor: REGINA, VINCENT A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$295,000.00 Grantee: SIEGLER, PATRICK A 2 - SIEGLER, DEBORAH L Municipality PAUPACK TOWNSHIP
Information: LOT 59 Grantor: KOKAS, MARIA AKA BY AF 2 - KOKAS, MARY AKA BY AF 3 - KOKASDONATO, ANNEMARIE AF 4 - DONATO, ANNEMARIE KOKAS AF Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$345,000.00 Grantee: HOCHREITHER, BROOKE 2 - HOCHREITHER, KELBY Municipality PALMYRA TOWNSHIP
Information: Grantor: CASOLA, BETH 2 - CASOLA, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: JOHN R CASOLA JOINT REVOCABLE TRUST 2 - BETH G CASOLA JOINT REVOCABLE TRUST Municipality PAUPACK TOWNSHIP

Information: LOT 6 Grantor: JONKOSKI, SUSAN M EST AKA 2 - REINO, SUSAN M JANKOSKI EST AKA 3 - DIDOMENICO, ANN E EXR 4 - FITYERE, STEPHEN 5 - DIDOMENICO, ANN E TR 6 - STEPHEN FITYERE TESTAMENTARY TRUST 7 - MAYA CHRISTIAN TESTAMENTARY TRUST 8 - AVI ROGGERMAN TESTAMENTARY TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: REINO, REYNOLD J JR 2 - JARMILLO, DOMINIQUE R Municipality PAUPACK TOWNSHIP
Information: LOT 7 Grantor: JONKOSKI, SUSAN M EST AKA 2 - REINO, SUSAN M JANKOSKI EST AKA 3 - DIDOMENICO, ANN E EXR 4 - FITYERE, STEPHEN 5 - DIDOMENICO, ANN E TR 6 - STEPHEN FITYERE TESTAMENTARY TRUST 7 - MAYA CHRISTIAN TESTAMENTARY TRUST 8 - AVI ROGGERMAN TESTAMENTARY TRUST Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: REINO, REYNOLD J JR 2 - JARAMILLO, DOMINIQUE R Municipality PAUPACK TOWNSHIP
Information: Grantor: WILLIAMS, JUDITH ANN 2 - THOMAS, JUDITH ANN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: THOMAS, JUDITH ANN 2 - THOMAS, ALAN J Municipality LEHIGH TOWNSHIP
Information: Grantor: DIETERICH, MICHAEL J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: MCANDREW, RENEE FRANCES 2 - DIETERICH, MICHAEL JOHN JR 3 - DIETERICH, MATTHEW ALLEN 4 - DIETERICH, ALEXANDER RUDOLPH Municipality PAUPACK TOWNSHIP
Information: LOT 204 Grantor: LASHIKER, LEONID Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: LASHIKER, LEONID 2 - STYDEL, ELENA Municipality PAUPACK TOWNSHIP
Information: LOT 1389 Grantor: CIAMPA, FRANK J Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CIAMPA, FRANK J 2 - CIAMPA, BRENDA Municipality LAKE TOWNSHIP
Information: LOT 19 Grantor: LONG, CONRAD EST 2 - LONG, LISA EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$22,500.00 Grantee: WEIDNER, SAMANTHA Municipality DYBERRY TOWNSHIP
Information: Grantor: MEKHANIK, ALEX 2 - KESSEL, ALLA BY AGENT 3 - MEKHANIK, ALEX AGENT Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$268,000.00 Grantee: HOVEY, ADAM 2 - HOVEY, KATHLEEN Municipality DREHER TOWNSHIP
Information: Grantor: ALBERTA SIEPIELA LIVING TRUST 2 - PULLUM, MARYBETH L TR 3 - HALIDAY, ALFRED C JR TR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: CHRISTINA SIEPIELA TRUST 2 - HALIDAY, ALFRED C JR TR Municipality TEXAS TOWNSHIP 1 & 2

Information: LOT 3
Grantor: MARTIN, ERICA

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

Information:
Grantor: RUTLEDGE, CAROL A
2 - RUTLEDGE, JAMES

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

Information:
Grantor: DELUCA, MICHELE
2 - RIGSBY, CAROL

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

Information:
Grantor: LEWIS, ROBERT JOHN

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

Consideration: \$410,000.00
Grantee: MESZLER, CHRISTOPHER
2 - MESZLER, JULIANA

Municipality
MOUNT PLEASANT TOWNSHIP

Consideration: \$175,000.00
Grantee: ROCHE, COURTNEY
2 - DEGAN, PAUL

Municipality
DAMASCUS TOWNSHIP

Consideration: \$575,000.00
Grantee: STRACKBEIN, JAMES KEVIN JR
2 - STRACKBEIN, KATHRYN LEE

Municipality
MOUNT PLEASANT TOWNSHIP

Consideration: \$400,000.00
Grantee: NEBZYDOSKI, JOHN H
2 - NEBZYDOSKI, MEGHAN L

Municipality
MOUNT PLEASANT TOWNSHIP



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COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

December 15, 2025–December 19, 2025

Monday, December 15, 2025

9:00 AM
Commonwealth v. Vazquez-Cardona 394-2024-CR
Non-Jury Trial
DA/Pfaff

1:00 PM
DRO De Novo & Contempt

2:30 PM
Thatcher v. WMH 270-2024-CV
Pre-Trial Conference
Olhiger/Griffin

Wednesday, December 17, 2025

9:00 AM
Central Court

9:00 AM
Rules to Dismiss-DR
136-2019-DR Johnson v. Dancy O'Malley/Pro Se
293-2020-DR Sconfienza v. Sconfienza K.Martin/Pro Se
317-2022-DR Santiago v. Santiago Coyer/Pro Se
334-2022-DR Wargo v. Wargo Bugaj/Pro Se
544-2022-DR Brickhouse v. Brickhouse Pro Se/ Pro Se
621-2022-DR Smith v. Smith Pro Se/ Pro Se
3-2023-DR Irish v. Irish Treat/Pro Se
43-2023-DR Matthews v. Matthews Lalley/Pro Se
180-2023-DR Yates v. Yates Pro Se/Pro Se
182-2023-DR Croisette v. Croisette Pro Sew/ Pro Se
262-2023-DR Jaggars v. Jaggars Pro Se/Pro Se
301-2023-DR Liddy v. Liddy Pro Se/Pierangeli
342-2023-DR(Divorce only) Maharaj v. Maharaj Pro Se/Campbell
394-2023-DR McDevitt v. Sinewa Stepkovitch/Pro Se
453-2025-DR Campen v. Campen Collins/Pro Se
462-2023-DR Troast v. Troast Lalley/Pro Se
530-2023-DR (Divorce Only) Martin v. Kenyon Bugaj/Pro Se
562-2023-DR Cole v. Parry Martin II/ PReate/Muir

9:30 AM
Lotz v. Krupa 484-2023-DR
Plaintiff's Petition for Contempt
Bugaj/Cali

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

Thursday, December 18, 2025

9:00 AM
Commonwealth Matters
Sentencing 35-2025-CR Strobel, Dawn Farrell
Sentencing 117-2025-CR Figueroa, Barbara Pro Se
Sentencing 247-2025-CR Strubert, Devon Scacchitti
Sentencing 57-2025-CR Bednarczyk, Jessica Burlein
Sentencing 162-2024-CR Klein, John Katsock
Sentencing 185-2025-CR Griffin, Matthew Bugaj
Sentencing 105-2025-CAR Barrett, Juliet
Sentencing 8-2025-CR Swendsen, Scott
Sentencing 194-2025-CR Kramer, Ralph Martin II

1:00 PM
Commonwealth Matters
Plea
223-2025-CR Vonderhey, Joseph Treat
Parole Violation
132-2024-CR Hyland, Julian
GP
118-2025-CR Delly, Luke Pro se
Contempt
130-2021-CR Bozella, Katie

2:00 PM
Com v. Ruppert 222-2025-CR
Non-Jury Trial
DA/Farrell

Friday, December 19, 2025

9:00 AM
PFA



COURT CALENDAR — FOURTH FLOOR COURTROOM #2

December 15, 2025–December 19, 2025

Monday, December 15, 2025

9:00 AM
Civil Pre-Trials
10:00 Wadell v. Barillo 286-2024-CV DeLuca/Neyhart

Tuesday, December 16, 2025

9:00 AM
Dependency
9:30 Permanency Review 4-2024-DP In Re: K. B. Anderson/Martin II
10:00 Permanency Review/Goal Change 43-2014-DP In Re: Z. P.
Anderson/Martin II/ Henry/Weed

Wednesday, December 17, 2025

9:00 AM
In re: JK 743-2011-CV
Review Hearing
DA/Farrell

11:00 AM
MEP Designs v Borough of Starrucca 479-2025-cv
Preliminary Objections Arg
Bresset/Greco

1:30 PM
In Re: A. H. 10-2024-JV
Dispositional Review Hearing
DA/Martin II

Thursday, December 18, 2025

9:00 AM
Beierle v. Beierle 119-2025-CV
Non-Jury Trial
G. Clause/Pro Se

1:30 PM
In Re: R. Howard 140-2025-OCD
Appointment of Guardian
Toczydlowski/Campbell

Friday, December 19, 2025

9:30 AM
Benton v. Summit & Wayne Bank 588-2023-CV
Argument or hearing on Plaintiff's Petition to release funds
Mulcahey/Weed

10:30 AM
Nextgear v. Kowalchik 753-2025-Judg
Hearing on Defendant's Petition to Strike Judgment
Dougherty/Martin

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