

WAYNE COUNTY BAR ASSOCIATION

OFFICIAL LEGAL  
**JOURNAL**  
OF WAYNE COUNTY, PA



December 26, 2025

Vol. 15, No. 44  
Honesdale, PA



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**Court of Common Pleas**

**22nd Judicial District:**

The Hon. Janine Edwards  
*President Judge*

The Hon. Matthew Meagher  
*Judge*

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



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*The Official Legal Publication of Wayne County, Pennsylvania*



Legal Journal of Wayne County

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**Submit advertisements to**  
**baileyd@ptd.net**

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

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

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

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

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

## MESSAGE FROM THE WAYNE COUNTY BAR ASSOCIATION



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

## PRICING & RATES

### *Notice Pricing*

#### *One time Insertions*

Incorporation Notices	\$75
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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

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### *Coroner*

Edward Howell

### *District Attorney*

A. G. Howell, Esq.

### *Auditors*

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Catherine Rickard  
Robin Sampson

### *Prothonotary, Clerk of The Court*

Edward "Ned" Sandercock

### *Chief Public Defender*

Steven Burlein, Esq.

### *Commissioners*

Brian W. Smith, Chairman

Wayne County Courthouse — 925 Court Street, Honesdale, PA 18431 ★ 570.253.5970

# 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*

All other notices will be billed at \$1.95 per line.  
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 space availability**

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*Certain Restrictions Apply*

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

*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



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**Full Page:**  
4" W X 7" H

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4" W X 1 3/4" H

**Eighth Page:**  
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

**NOTICE IS HEREBY GIVEN**, that Letters of Administration have been issued in the Estate of Michael Girard Whitfield, a/k/a Michael G. Whitfield, a/k/a Michael Whitfield, who died on May 25, 2025, late resident of Texas 3 Township, Wayne County, Pennsylvania, to Joshua Whitfield, a/k/a Joshua Girard Whitfield, Administrator 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 Joshua Whitfield, Administrator, c/o Law Offices of ALFRED J. HOWELL, Attorney for the Estate, at 109 Ninth Street, Honesdale, PA 18431.

MARY O. MORAN, ESQUIRE  
ATTORNEY FOR THE ESTATE

12/26/2025 • 1/2/2026 • 1/9/2026

#### ESTATE NOTICE

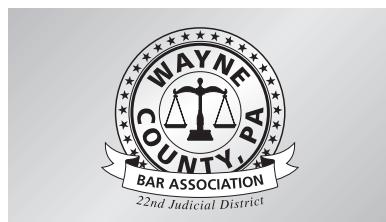
Estate of Frances G. Lloyd  
AKA Frances Lloyd  
Late of Hawley Borough  
EXECUTOR  
Preston K. Lloyd  
119 Berkley Road  
Paupack, PA 18451  
ATTORNEY  
Zachary Jennings  
303 Tenth Street  
Honesdale, PA 18431

12/19/2025 • 12/26/2025 • 1/2/2026

#### 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

12/19/2025 • 12/26/2025 • 1/2/2026



## ESTATE NOTICE

Estate of Mercedes E. Hawley  
AKA Mercedes Hawley  
Late of Lake Township  
EXECUTOR  
Dominick J. Basile c/o Fisher &  
Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424  
ATTORNEY  
Timothy B. Fisher II, Esq. of  
Fisher & Fisher Law Offices LLC  
525 Main Street, PO Box 396  
Gouldsboro, PA 18424

**12/19/2025 • 12/26/2025 • 1/2/2026**

## ADMINISTRATOR'S NOTICE

ESTATE OF ISABELLE  
SYMCZYK, a/k/a ISABELLE L.  
SYMCZYK, late of Wayne County,  
Pennsylvania, deceased.

Letters of Administration DBN  
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 Walter J.  
Symczyk, 478 Harding Road,  
Laurence Harbor, NJ 08879, or to  
his attorneys, FARLEY & WEED,  
LLC, 2523 Route 6, Suite 1,  
Hawley, PA 18428.

**12/19/2025 • 12/26/2025 • 1/2/2026**

## ESTATE NOTICE

NOTICE IS HEREBY GIVEN  
that Letters Testamentary have been  
issued to Ann Huston Mountjoy,  
Executrix, of the Estate of Kimball  
Mountjoy, Deceased, late of Lake

Ariel, Wayne County, Pennsylvania,  
who died April 6, 2025. All persons  
indebted to said Estate are required to  
make payment, or those having  
claims or demands, to present the  
same without delay to the Executrix  
above named or her attorneys.

ROBERT E. MARSH, JR., ESQUIRE  
Marsh & Associates, LLC  
140 Maffet Street  
Plains, Pennsylvania 18705  
570-826-1810

**12/19/2025 • 12/26/2025 • 1/2/2026**

## ESTATE NOTICE

Notice is hereby given that Letters  
Testamentary have been granted in  
the Estate of George L. Schaffer,  
a/k/a George Schaffer, a/k/a George  
Lynford Schaffer, late of Waymart  
Borough, Wayne County,  
Pennsylvania, who died on  
November 13, 2025. All persons  
having claims or demands against  
the estate of the decedent shall make  
them known and present them, and  
all persons indebted to the decedent  
shall make payment thereof, without  
delay, to Elizabeth A. Douglas, a/k/a  
Elizabeth Douglas, Executrix, c/o  
Richard B. Henry, Esquire, Attorney  
for the Estate, 1105 Court Street,  
Honesdale, PA 18431.

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

**12/19/2025 • 12/26/2025 • 1/2/2026**

## ESTATE NOTICE

In the Estate of Bernard C. Kilpatrick, a/k/a Bernard Kilpatrick of Clinton Township, Wayne County, Commonwealth of Pennsylvania.

Letters Testamentary in the above estate have been granted to Joshua Debevec. 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

**12/19/2025 • 12/26/2025 • 1/2/2026**

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## 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**

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## 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**

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## OTHER NOTICES

### **PETITION FOR NAME CHANGE**

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

IN RE:  
CHANGE OF NAME OF:  
Allan Frederick Chambers

No. 798-2025-CIVIL

### **ORDER FOR PUBLICATION**

**AND NOW**, this 8th day of December 2025, upon motion of Allan Frederick Chambers, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 11th day of February 2026 at 11:00 a.m. in Courtroom No. 2 at the Wayne County Courthouse, 925 Court Street, Honesdale, PA.

It is **FURTHER ORDERED** that a notice of the filing of the within Petition and of the aforesaid date of hearing be published in the Official Legal Journal of Wayne County, PA and the Tri-County Independent at least thirty (30) days before the hearing. Proof of publication shall be submitted at the hearing.

It is **FURTHER ORDERED** that an official search be conducted by the county office where the Petitioner resided within the past five (5) years. Proper certification from the Prothonotary's Office verifying that there are no judgments, decrees of record, or any other of the like character against the Petitioner and proper certification from the Recorder of Deeds regarding mortgages shall be submitted to the Court at the hearing.

It is **FURTHER ORDERED** that if the Petitioner seeks to change the name of a minor child, the Petitioner is directed to mail a copy of the petition and this Order by regular and certified mail, return receipt requested to the non-petitioning parent. IF THE NON-PETITIONING PARENT DOES NOT ATTEND THE HEARING, PROOF THAT THE NON-PETITIONING PARENT

RECEIVED A COPY OF THE PETITION AND NOTIFICATION OF THE NAME CHANGE HEARING MUST BE SUBMITTED TO THE COURT AT THE HEARING.

BY THE COURT:  
s/ Matthew L. Meagher

12/26/2025

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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 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 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 additonal 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

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**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 the 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 additonal 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



WAYNE COUNTY BAR ASSOCIATION



[www.waynecountylawyers.org](http://www.waynecountylawyers.org)

## CIVIL ACTIONS FILED

FROM DECEMBER 6, 2025 TO DECEMBER 12, 2025  
 ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

## JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1996-20576	SHERIDAN JOHN J	12/09/2025 11:00	SATISFACTION	9,165.28
1996-20576	SHERIDAN MAURA	12/09/2025 11:00	SATISFACTION	9,165.28
2008-20321	WEBER MICHAEL P	12/11/2025 10:01	SATISFACTION	—
2014-20137	HASSAN AUDAI	12/08/2025 8:09	SATISFACTION	—
2024-00451	COWAN ROBERT M ESTATE OF	12/08/2025 2:16	WRIT OF EXECUTION	464,170.17
2024-00451	COWAN BRUCE AS KNOWN HEIR OF EST OF ROBERT M COWAN DEC	12/08/2025 2:16	WRIT OF EXECUTION	464,170.17
2024-00451	ANY & ALL UNKNOWN SUCCESSORS ASSIGNS REPRESENTATIVES	12/08/2025 2:16	WRIT OF EXECUTION	464,170.17
2025-00244	BRENKUS THOMAS	12/08/2025 2:37	DEFAULT JUDG IN REM	209,069.87
2025-00566	PARLATORE KENNETH A	12/10/2025 2:25	JUDGMENT "IN REM"	133,386.80
2025-00566	PARLATORE KENNETH A	12/10/2025 2:26	WRIT OF EXECUTION	133,386.80
2025-00578	ELDER RYAN C A/K/A	12/10/2025 2:07	DEFAULT JUDG IN REM	103,620.30
2025-00578	ELDER RYAN CHARLES IN HIS CAPACITY A EXECUTOR	12/10/2025 2:07	DEFAULT JUDG IN REM	103,620.30
2025-00578	THE UNITED STATES OF AMERICA	12/10/2025 2:07	DEFAULT JUDG IN REM	—
2025-00595	DUGAN RICHARD	12/08/2025 1:58	WRIT OF EXECUTION	1,391.29
2025-00693	SALVATO ADAM J A.K.A	12/12/2025 2:31	DEFAULT JUDGMENT	7,267.05
2025-00693	SALVATO ADAM JOHN	12/12/2025 2:31	DEFAULT JUDGMENT	7,267.05
2025-20086	POPLAWSKI GEORGE	12/08/2025 8:35	SATISFACTION	10,514.00
2025-20086	POPLAWSKI CONSTRUCTION D/B/A	12/08/2025 8:35	SATISFACTION	10,514.00
2025-20437	HENRY CLIFFORD SHAWN	12/08/2025 12:36	SATISFACTION	—
2025-20656	THOL JEFFREY E	12/09/2025 4:03	SATISFACTION	274,880.92
2025-20656	THOL JACQUELINE M	12/09/2025 4:03	SATISFACTION	274,880.92
2025-20804	CREWE THOMAS	12/08/2025 2:08	JP TRANSCRIPT	11,898.36
2025-20805	FITZGERALD ELISE R	12/08/2025 2:27	JP TRANSCRIPT	3,737.51
2025-20806	SAMPSON BLANCH	12/09/2025 10:48	JP TRANSCRIPT	1,603.93
2025-20807	FERREIRA SILVINO D	12/10/2025 12:02	MUNICIPAL LIEN	2,680.33
2025-40077	STOUDT ROBERT J OWNER	12/08/2025 3:40	MECHANICS LIEN CLAIM	8,835.33
2025-40077	STOUDT ROBIN L OWNER	12/08/2025 3:40	MECHANICS LIEN CLAIM	8,835.33
2025-40078	DEMO WORLDWIDE HOLDINGS LLC OWNER	P 12/08/2025 12:54	WAIVER OF LIENS	—
2025-40078	DEMO WORLDWIDE HOLDINGS LLC CONTRACTOR	12/08/2025 12:54	WAIVER OF LIENS	—
2025-40079	THOL JEFFREY E OWNER	P 12/09/2025 4:07	STIP VS LIENS	—
2025-40079	THOL JACQUELINE M OWNER	P 12/09/2025 4:07	STIP VS LIENS	—
2025-40079	DAKAN ENTERPRISES INC CONTRACTOR	12/09/2025 4:07	STIP VS LIENS	—
2025-90153	PETERSON JOHN	12/08/2025 11:56	ESTATE CLAIM	5,534.98
2025-90154	GREGORY LAURIE	12/08/2025 11:57	ESTATE CLAIM	558.08
2025-90155	PETERSON JOHN	12/08/2025 12:05	ESTATE CLAIM	11,312.53

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

**CIVIL ACTION**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00806	MULLANEY SHARON ANN	PLAINTIFF	12/10/2025	—
2025-00806	HAMLIN SHOPPING PLAZA LLC D/B/A	DEFENDANT	12/10/2025	—
2025-00806	HAMLIN SHOPPING PLAZA	DEFENDANT	12/10/2025	—
2025-00806	DOUBLE EAGLE VENTURES LLC D/B/A	DEFENDANT	12/10/2025	—
2025-00806	DUNKIN' DONUTS	DEFENDANT	12/10/2025	—
2025-00806	DUNKIN DONUTS	DEFENDANT	12/10/2025	—
2025-00808	RAY THOMAS III 11265-088	PLAINTIFF	12/10/2025	—
2025-00808	WAYNE MEMORIAL HOSPITAL	DEFENDANT	12/10/2025	—

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

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00800	WILMERS HERBERT	PLAINTIFF	12/08/2025	—
2025-00800	WILMERS ANGELA	PLAINTIFF	12/08/2025	—
2025-00800	HOME DEPOT	DEFENDANT	12/08/2025	—
2025-00805	SOLDER & COMPANY PLUMBING AND HEATING	PLAINTIFF	12/09/2025	—
2025-00805	GILL MARY	DEFENDANT	12/09/2025	—
2025-00809	LAMPITELLI LOUIS	PLAINTIFF	12/11/2025	—
2025-00809	LAMPITELLI CHERYL	PLAINTIFF	12/11/2025	—
2025-00809	HANNON TODD J	DEFENDANT	12/11/2025	—

**CONTRACT — DEBT COLLECTION: CREDIT CARD**

2025-00801	CAVALRY SPV I LLC	PLAINTIFF	12/08/2025	—
2025-00801	STEFFEN PETER J	DEFENDANT	12/08/2025	—
2025-00802	CAVALRY SPV I LLC	PLAINTIFF	12/08/2025	—
2025-00802	CLEVELAND GREGORY	DEFENDANT	12/08/2025	—
2025-00803	CAVALRY SPV I LLC	PLAINTIFF	12/08/2025	—
2025-00803	CLEVELAND GREGORY	DEFENDANT	12/08/2025	—

**CONTRACT — DEBT COLLECTION: OTHER**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00799	CARMAX BUSINESS SERVICES LLC D/B/A	PLAINTIFF	12/08/2025	—
2025-00799	CARMAX AUTO FINANCE	PLAINTIFF	12/08/2025	—
2025-00799	YAMAMOTO GENE T	DEFENDANT	12/08/2025	—
2025-00799	YAMAMOTO KATIE J	DEFENDANT	12/08/2025	—
2025-00804	CAVALRY SPV I LLC	PLAINTIFF	12/08/2025	—
2025-00804	SWOYER SHERRY	DEFENDANT	12/08/2025	—

**REAL PROPERTY — MORTGAGE FORECLOSURE COMMERCIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00807	HORIZON FARM CREDIT ACA	PLAINTIFF	12/10/2025	—
2025-00807	COZZA MEGAN A	DEFENDANT	12/10/2025	—

**REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL**

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00812	PLANET HOME LENDING LLC	PLAINTIFF	12/12/2025	—
2025-00812	MACDONALD DONA M	DEFENDANT	12/12/2025	—

**MORTGAGES AND DEEDS**

*RECORDED FROM DECEMBER 1, 2025 TO DECEMBER 5, 2025  
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

**MORTGAGES**

Information: 442,979.00 Mortgagor: CROSS, HEATHER 2 - CROSS, BRAD	Consideration: \$442,979.00 Mortgagee: ROCKET MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 2,000,000.00 Mortgagor: WCLAC II 2 - W C L A C II	Consideration: \$2,000,000.00 Mortgagee: RAGAPPLE AKA 2 - RAG APPLE AKA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information: 458,752.00 Mortgagor: UMILA, JESS JR 2 - UMILA, HONEYLET	Consideration: \$458,752.00 Mortgagee: HARTFORD FUNDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CANAAN TOWNSHIP
Information: 253,800.00 Mortgagor: POCESTA, FATJONA 2 - POCESTA, ALBAN	Consideration: \$253,800.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEBANON TOWNSHIP
Information: 60,000.00 Mortgagor: LAMM, JONATHAN	Consideration: \$60,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality STERLING TOWNSHIP
Information: 113,247.00 Mortgagor: FALDETTA, CHRISTOPHER	Consideration: \$113,247.00 Mortgagee: FREEDOM MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 95,000.00 Mortgagor: GEYER, GEORGE R 2 - GEYER, DALE	Consideration: \$95,000.00 Mortgagee: PENNYMAC LOAN SERVICES 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: 100,000.00 Mortgagor: BONSALL, BETTINA	Consideration: \$100,000.00 Mortgagee: SHARONVIEW FEDERAL CREDIT UNION
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: 100,000,000.00 Mortgagor: BMG YIELD FUND II LLC 2 - B M G YIELD FUND II L L C	Consideration: \$100,000,000.00 Mortgagee: WELLS FARGO BANK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DREHER TOWNSHIP

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

Information: 162,000.00 Mortgagor: DELISLE, JAMES M 2 - DELISLE, VALERIE A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$162,000.00 Mortgagee: PS BANK 2 - P S BANK Municipality MANCHESTER TOWNSHIP
Information: 188,000.00 Mortgagor: BONFIGLIO, DANA 2 - WOODS, STEVEN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$188,000.00 Mortgagee: GUILD MORTGAGE COMPANY LLC 2 - GUILD MORTGAGE COMPANY LLC 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 224,000.00 Mortgagor: SMITH, THERESA 2 - SMITH, MICHAEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$224,000.00 Mortgagee: COMMUNITY BANK Municipality SCOTT TOWNSHIP
Information: 80,000.00 Mortgagor: GADEK, CRAIG Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$80,000.00 Mortgagee: WAYNE BANK Municipality CANAAN TOWNSHIP
Information: 389,500.00 Mortgagor: ROLAND, JOSHUA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$389,500.00 Mortgagee: CMG MORTGAGE 2 - C M G MORTGAGE 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS 4 - CMG HOME LOANS 5 - C M G HOME LOANS Municipality LEHIGH TOWNSHIP
Information: 225,250.00 Mortgagor: SEMINARIO, JAVIER 2 - MENDOZA, NOEL Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$225,250.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality DAMASCUS TOWNSHIP
Information: 2,544,000.00 Mortgagor: MATHENY, MICHAEL LEE 2 - MATHENY, LORRAINE ANNE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$2,544,000.00 Mortgagee: STIFEL BANK & TRUST Municipality PAUPACK TOWNSHIP
Information: 202,500.00 Mortgagor: PAS ICHNYAK, IRYNA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$202,500.00 Mortgagee: CONTOUR MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LEHIGH TOWNSHIP
Information: 245,000.00 Mortgagor: SANCHEZ, MANUEL 2 - SANCHEZ, HAYDEE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$245,000.00 Mortgagee: NATIONSTAR MORTGAGE LLC 2 - NATIONSTAR MORTGAGE L L C 3 - MR COOPER 4 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality LAKE TOWNSHIP
Information: 273,375.00 Mortgagor: MCTAGUE, MICHAEL J 2 - MCTAGUE, MARIA ROSALBA ALVARADO Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$273,375.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality TEXAS TOWNSHIP 1 & 2

Information: 729,000.00 Mortgagor: LITT, JOHN 2 - LITT, BARBARA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$729,000.00 Mortgagee: WAYNE BANK Municipality LEBANON TOWNSHIP
Information: 75,000.00 Mortgagor: WOOD, EVAN 2 - WOOD, KAYLA Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$75,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality SALEM TOWNSHIP
Information: 197,500.00 Mortgagor: FLIEGEL, WALTER HENRY 2 - FLIEGEL, ROSALINE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$197,500.00 Mortgagee: WATERSTONE MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 1,120,000.00 Mortgagor: HOLLISTER HEIGHTS MHP 2 - HOLLISTER HEIGHTS M H P Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1,120,000.00 Mortgagee: WAYNE BANK Municipality SALEM TOWNSHIP
Information: 235,000.00 Mortgagor: HOLLISTER HEIGHTS MHP 2 - HOLLISTER HEIGHTS M H P Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$235,000.00 Mortgagee: HOLLISTER HEIGHTS MHC LLC 2 - HOLLISTER HEIGHTS M H C L L C Municipality SALEM TOWNSHIP
Information: 30,000.00 Mortgagor: RUTHERFORD, JAMES B 2 - RUTHERFORD, DAWN A Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$30,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 235,653.00 Mortgagor: GOREL, EDDIE Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$235,653.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality WAYMART BOROUGH
Information: 308,750.00 Mortgagor: MARTIN, LUCAS JOHN 2 - MARTIN, JOHN Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$308,750.00 Mortgagee: KIND LENDING 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BERLIN TOWNSHIP

## DEEDS

Information: LOT 1 Grantor: SODEN, MARK E Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$1.00 Grantee: SODEN, DALE EMERSON Municipality BERLIN TOWNSHIP
Information: Grantor: GARABRANT, EUGENE J 2 - GARABRANT, CHRISTINE L Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$42,500.00 Grantee: FERNANDEZ, ARMANDO M 2 - FERNANDEZ, KATHERINE B Municipality LEHIGH TOWNSHIP
Information: LOT 3 Grantor: TRIPLE H FOUNDATION Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$573,440.00 Grantee: UMILA, JESS JR 2 - UMILA, HONEYLET Municipality CANAAN TOWNSHIP

Information: MOUNT PLEASANT & PRESTON TOWNSHIPS	Consideration: \$1,00
Grantor: MCCORMICK, JAMES P 2 - MCCORMICK, CAROLYN O	Grantee: JAMES MCCORMICK IRREVOCABLE FAMILY TRUST 2 - CAROLYN MCCORMICK IRREVOCABLE FAMILY TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/A 2 - N/A	Municipality MOUNT PLEASANT TOWNSHIP PRESTON TOWNSHIP
Information:	Consideration: \$100,000.00
Grantor: BALTHASER, BRIAN 2 - BALTHASER, HARRISON D	Grantee: BALTHASER, HARRISON D 2 - BALTHASER, MELODY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information:	Consideration: \$155,000.00
Grantor: IGLESIAS, RONALD M 2 - IGLESIAS, ANN M	Grantee: TIMOTHY EARL GEORGE REVOCABLE TRUST 2 - NICOLE VITALE GEORGE REVOCABLE TRUST
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SCOTT TOWNSHIP
Information: LOT 25	Consideration: \$282,000.00
Grantor: PANNICK, JUSTIN	Grantee: POCESTA, ALBAN 2 - POCESTA, FATJONA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEBANON TOWNSHIP
Information: LOT 1	Consideration: \$2,500.00
Grantor: WHEELER, KEVIN 2 - WHEELER, SHIRLEY	Grantee: MATTERN, KATHRYN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality STERLING TOWNSHIP
Information: LOT 20	Consideration: \$132,500.00
Grantor: STINSON, RICHARD B 2 - STINSON, KATIE L	Grantee: ROBINSON, GLEN A 2 - ROBINSON, KRISTINE K
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 26	Consideration: \$496,000.00
Grantor: BUSH, RICHARD WILLIAM 2 - BUSH, DIANE	Grantee: YOUNG, JEFFREY 2 - YOUNG, CHELSEA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information:	Consideration: \$130,000.00
Grantor: MACPEEK, CHARLES T SR EST 2 - MACPEEK, CHARLES T JR EXR AKA 3 - MACPEEK, CHARLES T EXR AKA 4 - HOUGHTALING, VERONICA EXR	Grantee: OBIEN, CHERYL A 2 - OBIEN, KEVIN P
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information:	Consideration: \$120,000.00
Grantor: CURRENT PROPERTY & DEVELOPMENT AKA 2 - CURRRENT PROPERTY & DEVELOPMENT AKA	Grantee: THREE THREE NINE TERRACE STREET
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: LOT 2258	Consideration: \$235,000.00
Grantor: ALAIMO, MICHAEL DOMINICK 2 - ALAIMO, CHERYL ANN	Grantee: BONFIGLIO, DANA 2 - WOODS, STEVEN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 3	Consideration: \$1.00
Grantor: OTT, ANDREW J EST 2 - OTT, ANDREW D ADM	Grantee: OTT, DEVIN AUSTIN EST 2 - OTT, ANDREW D
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP

Information: LOT 3	Consideration: \$1.00
Grantor: OTT, DEVIN AUSTIN EST 2 - PRICE, LYNN M ADM	Grantee: PRICE, LYNN M
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP
Information: LOT 1	Consideration: \$1.00
Grantor: BATCHER, JOHN JOSEPH EST AKA 2 - BATCHER, JOHN J EST AKA 3 - BATCHER, JOHN EST AKA 4 - BATCHER, CHERYL EXR	Grantee: BATCHER, CHERYL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: LOT 111	Consideration: \$320,000.00
Grantor: STILES, ANITA R	Grantee: STILES, ANITA R 2 - ONE ZERO ZERO ACRE WOODS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information:	Consideration: \$221,500.00
Grantor: BUCKNER, LAURA ANN	Grantee: DANIELS, LINDA ANN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SOUTH CANAAN TOWNSHIP
Information:	Consideration: \$280,000.00
Grantor: IGLESIAS, RONALD M SR 2 - IGLESIAS, ANN M	Grantee: SMITH, THERESA 2 - SMITH, MICHAEL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SCOTT TOWNSHIP
Information: LOT 5	Consideration: \$300,000.00
Grantor: TIGUE, WAYNE	Grantee: GADEK, CRAIG
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CANAAN TOWNSHIP

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Information: LOT 70	Consideration: \$410,000.00
Grantor: DONOGHUE, RICHARD 2 - DONOGHUE, KATHRYN	Grantee: ROLAND, JOSHUA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information:	Consideration: \$60,000.00
Grantor: MORYKVAS, ANDRIY EST 2 - MORYKVAS, ZINA ADM	Grantee: SCHNEIDER, MARK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 1	Consideration: \$265,000.00
Grantor: ANDERSEN, THERESE M 2 - MENDOZA, NOEL	Grantee: SEMINARIO, JAVIER
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information:	Consideration: \$1,00
Grantor: BEEZUP, PAMELA EST AKA 2 - BEEZUP, PAMELA MARIE EST AKA 3 - TOMLINSON, CHERYL T ADM	Grantee: BEEZUP, MARK
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information: LOT 3R	Consideration: \$1,00
Grantor: BRACALENTE LEGACY PROPERTIES	Grantee: BRACALENTE LEGACY PROPERTIES
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 4063	Consideration: \$290,000.00
Grantor: JNC SOLUTIONS LLC 2 - J N C SOLUTIONS L L C	Grantee: MANASSE, ELAINE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information:	Consideration: \$3,700,000.00
Grantor: ROBERT FEUERSTEIN NON EXEMPT CHILDRENS TRUST 2 - LISA MAIER NON EXEMPT CHILDRENS TRUST 3 - MAIER, LISA TR 4 - FEUERSTEIN, ROBERT TR	Grantee: MATHENY, MICHAEL 2 - MATHENY, LORRAINE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information:	Consideration: \$2,400.00
Grantor: BELAHMEUR, LOKMAN	Grantee: SCOZZAFAVA, ANTHONY 2 - SCOZZAFAVA, GERALDINE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 4	Consideration: \$120,000.00
Grantor: ELFSTROM, RICHARD W 2 - MAROLD, JAMI G 3 - SINAWA, JAMI G	Grantee: WILLIAMSON, RICHARD H IV
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information:	Consideration: \$375,000.00
Grantor: KUZNETSOV, SERGEY	Grantee: MASTERS, VINCENT JOHN JR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality CLINTON TOWNSHIP 1
Information: LOT 4279	Consideration: \$14,500.00
Grantor: GONZALEZ, ALEXIS UPLIANO VILLACRES	Grantee: NALIBOTSKY, JASMIN PINCAY 2 - TOASA, JONATHAN MINTA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP

Information: LOT 8	Consideration: \$1.00
Grantor: CRANE, ROBERT M JR 2 - CRANE, AMY L REYNOLDS	Grantee: CRANE, AMY L REYNOLDS
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEHIGH TOWNSHIP
Information: LOT 4071	Consideration: \$7,000.00
Grantor: ESPINOZA, MARIA BELEN CABRERA	Grantee: PLACENCIA, BYRON ROLANDO SAMANIEGO
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 10	Consideration: \$1.00
Grantor: DERAISMES, NEWTON JR EST 2 - DERAISMES, MARY MARGARET ADM	Grantee: DERAISMES, MARY MARGARET
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality STERLING TOWNSHIP
Information:	Consideration: \$1.00
Grantor: UGI UTILITIES INC 2 - U G I UTILITIES INC	Grantee: UGI UTILITIES INC 2 - U G I UTILITIES INC
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality HONESDALE BOROUGH
Information:	Consideration: \$1.00
Grantor: MILLER, SHERRIE LEE	Grantee: MILLER, SHERRIE LEE 2 - HUBINGER, ROBERT JR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 20	Consideration: \$1.00
Grantor: DZWONCHYK, BASIL MICHAEL EST AKA 2 - DZWONCHYK, BASIL EST AKA 3 - DZWONCHYK, BASIL EST AKA 4 - DZWONCHYK, SARA P EXR AKA 5 - ZAVERL, SARA PATRICA EXR AKA	Grantee: ZAVERL, SARA 2 - DZWONCHYK, JOSEPH 3 - DZWONCHYK, JAMES
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PRESTON TOWNSHIP
Information:	Consideration: \$20,000.00
Grantor: PURPOSE DRIVEN LAND	Grantee: LEVINE, ILAN MICHAEL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DREHER TOWNSHIP
Information: LOT 78	Consideration: \$1.00
Grantor: THOMAS FROEHLICH REVOCABLE LIVING TRUST 2 - JEAN FROEHLICH REVOCABLE LIVING TRUST 3 - INGALSBE, MARY L TR 4 - INGALSBE, MARY L 5 - FROEHLICH, J THOMAS JR 6 - CHANCO, DEBORAH L 7 - BIEDKA, P JEAN	Grantee: INGALSBE, BRUCE 2 - INGALSBE, MARY
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information:	Consideration: \$28,000.00
Grantor: HATTON, KATHLEEN	Grantee: MYDER, LINDA 2 - HUMPHREY, CAROL
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information: LOT 3302	Consideration: \$350,000.00
Grantor: WACHS, BARBARA	Grantee: SANCHEZ, MANUEL 2 - SANCHEZ, HAYDEE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 92	Consideration: \$1.00
Grantor: PONZIO, FRANK JR	Grantee: FRANK J PONZIO JR REVOCABLE TRUST 2 - PONZIO, FRANK J JR TR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PRESTON TOWNSHIP

Information:	Consideration: \$300,000.00
Grantor: GORMAN, PATRICK J 2 - GORMAN, ANTONIA	Grantee: MCTAGUE, MICHAEL 2 - MCTAGUE, MARIA ROSALBA ALVARADO
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality TEXAS TOWNSHIP 1 & 2
Information:	Consideration: \$775,000.00
Grantor: GOLDSTEIN, ERIC 2 - GOLDSTEIN, ALANA	Grantee: KEUTMANN FAMILY TRUST 2 - KEUTMANN, JEFFREY A TR
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality DAMASCUS TOWNSHIP
Information:	Consideration: \$1,000
Grantor: TANGO, MICHAEL A	Grantee: RUSSO, RONALD J 2 - RUSSO, MICHELLE V
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 21	Consideration: \$1,000
Grantor: BACHMANN, LINDA J	Grantee: GIANNETTI, JOSEPH
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LEBANON TOWNSHIP
Information:	Consideration: \$28,000.00
Grantor: WENKOSKY, ROBERT EST 2 - WENKOSKY, JEANETTE ADM	Grantee: BAGINSKI, WITOLD T 2 - BAGINSKI, ELIZABETH
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 535	Consideration: \$395,000.00
Grantor: PHILLIP R MCGLYNN REVOCABLE LIVING TRUST 2 - JEAN H MCGLYNN REVOCABLE LIVING TRUST 3 - MCGLYNN, JEAN H TR	Grantee: FLIEGEL, WALTER HENRY 2 - FLIEGEL, ROSALINE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality PAUPACK TOWNSHIP
Information:	Consideration: \$125,000.00
Grantor: DROSINSKI, PAUL C 2 - DROSINSKI, EDNA	Grantee: WOOD, EVAN 2 - WOOD, KAY LA
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 725R	Consideration: \$1,000
Grantor: ALMOURANI, DAVID 2 - ALMOURANI, JANELYN	Grantee: ALMOURANI, DAVID 2 - ALMOURANI, JANELYN
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information:	Consideration: \$1,400,000.00
Grantor: HOLLISTER HEIGHTS MHC 2 - HOLLISTER HEIGHTS M H C	Grantee: HOLLISTER HEIGHTS MHP 2 - HOLLISTER HEIGHTS M H P
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality SALEM TOWNSHIP
Information: LOT 3647	Consideration: \$1,000
Grantor: CHAPMAN, RONALD	Grantee: CHAPMAN, RONALD 2 - CHAPMAN, AERI CHANG
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality LAKE TOWNSHIP
Information: LOT 2	Consideration: \$240,000.00
Grantor: MAUS, JOSEPH	Grantee: GOREL, EDDIE
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality WAYMART BOROUGH
Information:	Consideration: \$5,000.00
Grantor: RIVERA, ARLANDO 2 - RIVERA, ERUNDINA	Grantee: RIVERA, REINALDO
Locations: C -Map -Blk-Lot-unit 1 - N/A	Municipality MANCHESTER TOWNSHIP

Information: LOT 3 Grantor: CUSTOR, ELOISE B Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$60,000.00 Grantee: DELVECCHIO, CHARLES Municipality PRESTON TOWNSHIP
Information: Grantor: ELLSWORTH, DEBRA ANN 2 - BAJADEK, MARK D 3 - POWERS, ANDREA L 4 - BAJADEK, JENNIFER M Locations: C -Map -Blk-Lot-unit 1 - N/A	Consideration: \$325,000.00 Grantee: MARTIN, LUCAS JOHN 2 - MARTIN, JOHN Municipality BERLIN TOWNSHIP

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**COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM**  
*December 29, 2025–January 2, 2026*

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**Wednesday, December 31, 2025**

9:00 AM  
Central Court

---

12:00 PM  
Drug Court Team Meeting

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12:30 PM  
Drug Court

**Thursday, January 1, 2026**

Courthouse Closed-New Years Day

**Friday, January 2, 2026**

9:00 AM  
Swearing in Ceremony

---

11:00 AM  
PFA

**COURT CALENDAR — FOURTH FLOOR COURTROOM #2**  
*December 29, 2025–January 2, 2026*

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**Tuesday, December 30, 2025**

9:00 AM  
Dependency  
9:30 Adjudication In Re: G. S. Anderson/W.Martin

**Thursday, January 1, 2026**

Courthouse Closed-New Years Day

## ARBITRATION ROOM CALENDAR

December 29, 2025–January 2, 2026

### Friday, January 2, 2026

8:30 AM  
Krzan v. Lipinski 442-2025-DR  
Conciliation Conference  
Pro Se/Pro Se

9:00 AM  
DiFrancesco v. Loken 468-2025-DR  
Conciliation conference  
Pro Se/Pro Se

9:30 AM  
Dorbad v. Dorbad 410-2025-DR  
Conciliation Conference  
Weed/Lermittie

10:30 AM  
Alvarez v. Alvarez & Sanders 484-2025-DR  
Conciliation Conference  
Pro Se/ Pro Se

11:00 AM  
Dorazio v. Sanders 490-2025-DR  
Conciliation Conference



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