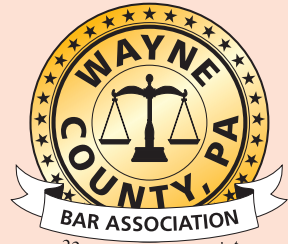


OFFICIAL LEGAL
JOURNAL
OF WAYNE COUNTY, PA



22nd Judicial District

April 18, 2025
Vol. 15, No. 8
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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Publisher:
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431

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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

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

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First and Final Accounting \$75
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Quarter Page	\$50	\$325	\$475	\$745
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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 Morris C. Schmidt, Jr.
AKA Morris C. Schmidt AKA
Morris Schmidt
Late of Paupack Township
EXECUTOR
Floyd W. Schmidt
153 Purdytown Turnpike
Lakeville, PA 18438
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/18/2025 • 4/25/2025 • 5/2/2025

ESTATE NOTICE

NOTICE IS HEREBY GIVEN THAT LETTERS TESTAMENTARY have been granted to Donald A Johnson aka Donald Anthony Johnson in the Estate of William Adam Johnson aka William Johnson aka William A Johnson, late of Newfoundland, Wayne County, PA, who died on March 23, 2025. All

persons indebted to said Estate are required to make payment and those having claims or demands are to present same without delay to Donald A Johnson, in care of:

Jeffrey A. Yelen, Esq.
Distasio, Kowalski & Yelen, LLC
15 Public Square, Suite 501
Wilkes-Barre, PA 18701

4/18/2025 • 4/25/2025 • 5/2/2025

ESTATE NOTICE

NOTICE is hereby given that Letters Testamentary have been granted in the Estate of **LUCY M. MILLER**, late, of the Township of Tunkhannock, who died January 16, 2025.

All persons indebted to said Estate are requested to make payment and those having claims to present the same, without delay, to the Executrix, **LORI ANN ELLIS**, and her Attorneys.

SAPORITO, FALCONE & WATT
48 SOUTH MAIN STREET
PITTSBURGH, PA 15201

4/18/2025 • 4/25/2025 • 5/2/2025

ESTATE NOTICE

Estate of Steven Richard Hoover
AKA Steven R. Hoover
Late of Dreher Township

EXECUTOR

Thomas J. Hoover AKA Thomas
Joseph Hoover c/o Fisher & Fisher
Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424

ATTORNEY

Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424

4/11/2025 • 4/18/2025 • 4/25/2025

ESTATE NOTICE

Estate of Rita M. Young
AKA Rita Young
Late of Berlin Township

ADMINISTRATOR

Patricia A. Courtright
338 Racht Road
Honesdale, PA 18431
ATTORNEY
Nicholas A. Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

4/11/2025 • 4/18/2025 • 4/25/2025

ESTATE NOTICE

Estate of Therese Erker
Late of Palmyra Township
EXECUTOR

Ferdinand J. Erker
15 West 81st Street
New York, NY 10024
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

4/11/2025 • 4/18/2025 • 4/25/2025

ESTATE NOTICE

Estate of Nicholas Joseph Strasser
Late of Berlin Township

ADMINISTRATOR

Albert Reser
15 Pheasant Hill Road
Hawley, PA 18428
ATTORNEY
John F. Spall, Esquire
2573 Route 6
Hawley, PA 18428

4/11/2025 • 4/18/2025 • 4/25/2025

ESTATE NOTICE

Estate of Leslie Biechy AKA
Leslie L. Biechy AKA Leslie Leroy
Biechy

Late of Borough of Banger,
Northampton County with probate
assets only in Wayne County

ADMINISTRATOR

James Kolb aka James L. Kolb c/o
Fisher & Fisher Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424
ATTORNEY
Timothy B. Fisher II, Esq.
Fisher & Fisher Law Offices LLC
525 Main Street, PO Box 396
Gouldsboro, PA 18424

4/4/2025 • 4/11/2025 • 4/18/2025

OTHER NOTICES

NOTICE OF FILING OF ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN that
Articles of Dissolution - Domestic
Corporation have been filed with the
Department of State of the
Commonwealth of Pennsylvania at
Harrisburg, Pennsylvania, on the 24th

day of March, 2025, for the purpose of dissolving the corporation.

The name of the corporation being dissolved is RAGING BULL ROD AND GUN CLUB INC.

Richard B. Henry, Esquire
1105 Court Street
Honesdale, PA 18431
(570) 253-7991

4/18/2025

**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:
Myah Corinne Spoonhower

No. 146-2025-CIVIL

ORDER FOR PUBLICATION

AND NOW, this 14th day of March 2025, upon motion of Myah Corinne Spoonhower, Petitioner, it is **ORDERED** and **DECREED** that the Petition be heard on the 11th day of June 2025 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

4/18/2025

NOTICE

Take notice that the following account has been filed to the Common Pleas Court of Wayne County and will be presented for approval on April 22, 2025.

First and Final Account of the Estate of Ronald C. Puchalski, deceased, Case No. 47-OCD-2025.

4/11/2025 • 4/18/2025

CIVIL ACTIONS FILED

FROM MARCH 29, 2025 TO APRIL 4, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.

JUDGMENTS

NUMBER	LITIGANT	DATE/TIME	DESCRIPTION	AMOUNT
1998-21198	BANNON SEAN	4/02/2025 1:55	SATISFACTION	—
2004-20540	IAVECHHIO JOSEPH	4/03/2025 11:17	SATISFACTION	—
2004-20541	IAVECHHIO DARLENE	4/03/2025 11:17	SATISFACTION	—
2005-20278	MCCARTHY DANIEL P	4/02/2025 1:55	SATISFACTION	—
2006-20776	PASCAVAGE GINEVRA	3/31/2025 3:50	SATISFACTION	—
2006-20777	PASCAVAGE GINEVRA	3/31/2025 3:50	SATISFACTION	—
2009-21474	OBELENUS SCOTT SYLVESTER	3/31/2025 3:50	SATISFACTION	—
2017-20657	GILPIN WILLIAM J	4/02/2025 1:56	SATISFACTION	—
2023-20069	SCHUMACHER JACOB CORBIN	3/31/2025 3:50	SATISFACTION	—
2023-20719	PRATZNER DYLAN A	4/02/2025 1:56	SATISFACTION	—
2023-20720	PRATZNER DYLAN A	4/02/2025 1:56	SATISFACTION	—
2024-00500	BMI PLUS INC	4/01/2025 12:51	DEFAULT JUDGMENT	137,868.85
2024-00539	THE DIME BANK	3/31/2025 11:20	DISCT. ATTACHMT.EXEC	—
	GARNISHIEE-DISSOLVED 3-31-25			
2024-00592	O GRADY BRIAN DANIEL	4/03/2025 11:17	REISSUE WRIT/POSSESN	—
	IN HIS CAPACITY HEIR OF			
2024-00592	O GRADY RICHARD J	4/03/2025 11:17	REISSUE WRIT/POSSESN	—
2024-00592	CURTIS JASON	4/03/2025 11:17	REISSUE WRIT/POSSESN	—
2024-00592	WONESKY BRIAN	4/03/2025 11:17	REISSUE WRIT/POSSESN	—
2024-00592	TENANT/OCCUPANT	4/03/2025 11:17	REISSUE WRIT/POSSESN	—
2024-00601	PETRUZZIELLO JAMES L	4/02/2025 10:10	SATISFACTION	—
2024-00636	LONGCOY DANIEL V	4/04/2025 10:25	DEFAULT JUDGMENT	1,349.68
2024-00636	AND ANY AND ALL OTHER PERSONS	4/04/2025.10:25	DEFAULT JUDGMENT	1,349.68
	OCCUPYING REAL PROPERTY			
2024-00636	COMMONLY KNOWN AS 34 VOLUNTEER	4/04/2025 10:25	DEFAULT JUDGMENT	1,349.68
	WAY, WAYMART PA 18472			
2024-00636	WAYNE COUNTY TAX PARCEL	4/04/2025 10:25	DEFAULT JUDGMENT	1,349.68
	NO. 04-0-0010-0007.0005			
2024-00660	BARNES CHRISTOPHER T	3/31/2025 11:51	DEFAULT JUDGMENT	51,138.75
2024-00669	GILLEENY SIMONE G	3/31/2025 12:59	WRIT OF EXECUTION	3,282.10
2024-00669	THE DIME BANK	3/31/2025 12:59	WRIT EXEC/GARNISHEE	—
	GARNISHEE			
2024-00677	JOHANNES CRAIG	3/31/2025 12:27	WRIT OF EXECUTION	2,305.07
2024-00677	THE DIME BANK	3/31/2025 12:27	WRIT EXEC/GARNISHEE	—
2024-20372	FARELLA DINA	3/31/2025 1:29	SATISFACTION	3,922.41
2024-20372	FARELLA PETER	3/31/2025 1:29	SATISFACTION	3,922.41
2025-20091	FLICKERTAIL MANAGEMENT	4/01/2025 10:23	SATISFACTION	20,072.15
	ADVISORY SERVICES LLC			
2025-20169	VADOLA JAMES	3/31/2025 12:27	JP TRANSCRIPT	1,757.64
2025-20170	HANDL JUDY A	3/31/2025 12:42	MUNICIPAL LIEN	1,078.78
2025-20171	ARACON ENTERPRISES LLC	4/01/2025 10:23	FEDERAL TAX LIEN	47,455.37

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

2025-20172	STOUT THEODORE		4/01/2025 10:23	FEDERAL TAX LIEN	41,619.49
2025-20172	STOUT BUSSING		4/01/2025 10:23	FEDERAL TAX LIEN	41,619.49
2025-40009	TORRES HECTOR L OWNER	P	3/31/2025 12:55	STIP VS LIENS	—
2025-40009	TORRES LISA ANN OWNER	P	3/31/2025 12:55	STIP VS LIENS	—
2025-40009	JUSTIN DELEA CONSTRUCTION CONTRACTOR		3/31/2025 12:55	STIP VS LIENS	—
2025-40010	ZEILER JUSTIN OWNER	P	4/03/2025 4:04	STIP VS LIENS	—
2025-40010	MAPLE PROPERTIES ASSOCIATES INC CONTRACTOR		4/03/2025 4:04	STIP VS LIENS	—
2025-90054	HANSEN CAROL ANN ESTATE		4/04/2025 8:10	ESTATE CLAIM	25,294.83
2025-90054	HANSEN CAROL B AKA		4/04/2025 8:10	ESTATE CLAIM	25,294.83

CONTRACT — DEBT COLLECTION: OTHER


CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00192	DISCOVER BANK	PLAINTIFF	3/31/2025	—
2025-00192	TORRA KELLEY	DEFENDANT	3/31/2025	—
2025-00193	DISCOVER BANK	PLAINTIFF	3/31/2025	—
2025-00193	HALL LOBUONO LAURA	DEFENDANT	3/31/2025	—
2025-00193	LOBUONO LAURA HALL	DEFENDANT	3/31/2025	—

MISCELLANEOUS — REPLEVIN

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00195	HARLEY-DAVIDSON CREDIT CORP ASSIGNEE/EAGLEMARK SAVINGS BK	PLAINTIFF	4/04/2025	—
2025-00195	VANHORN WILLIAM JR	DEFENDANT	4/04/2025	—

PETITION

CASE NO.	INDEXED PARTY	TYPE	DATE	AMOUNT
2025-00191	CERTIFICATE OF TITLE VIN 4X4FSAP26KJ037952	PETITIONER	3/31/2025	—
2025-00191	CARTMELL TIMOTHY	PETITIONER	3/31/2025	—
2025-00191	COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION	RESPONDENT	3/31/2025	—



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MORTGAGES AND DEEDS

*RECORDED FROM MARCH 24, 2025 TO MARCH 28, 2025
ACCURACY OF THE ENTRIES IS NOT GUARANTEED.*

MORTGAGES

Information: 250,000.00 Mortgagor: POUR PROPERTIES LLC 2 - POUR PROPERTIES L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$250,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 125,000.00 Mortgagor: OHARE, JAMES J 2 - OHARE, THERESA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: MUTUAL OF OMAHA MORTGAGE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 60,000.00 Mortgagor: SALAMON, JOHN M 2 - SALAMON, MARYANN C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: ROYAL UNITED MORTGAGE LLC 2 - ROYAL UNITED MORTGAGE L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality OREGON TOWNSHIP
Information: 171,500.00 Mortgagor: BRYANT, DAVID 2 - BRYANT, KELSEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$171,500.00 Mortgagee: GUARANTEED RATE INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality SALEM TOWNSHIP
Information: 1,000,000.00 Mortgagor: BOWMAN, MATTHEW E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,000,000.00 Mortgagee: WAYNE BANK Municipality TEXAS TOWNSHIP 1 & 2
Information: 144,500.00 Mortgagor: BOWMAN, MATTHEW E Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$144,500.00 Mortgagee: WAYNE BANK Municipality TEXAS TOWNSHIP 1 & 2
Information: 33,200.00 Mortgagor: TABACK, MICHAEL J 2 - TABACK, LOREN BROOKE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$33,200.00 Mortgagee: MANUFACTURERS & TRADERS TRUST COMPANY Municipality LEHIGH TOWNSHIP
Information: 60,000.00 Mortgagor: CARNEY, LEEANN LYNN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: DIME BANK Municipality HAWLEY BOROUGH
Information: 40,000.00 Mortgagor: EITELBERG, SCOTT D 2 - EITELBERG, LOUISE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$40,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 20,000.00 Mortgagor: DAVIDOWSKY, JOHN M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$20,000.00 Mortgagee: DIME BANK Municipality DAMASCUS TOWNSHIP

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

Information: 600,000.00 Mortgagor: BIESKI, BERNARD 2 - GARRETT, BARBARA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$600,000.00 Mortgagee: DIME BANK Municipality PAUPACK TOWNSHIP
Information: 1,040,000.00 Mortgagor: MKDK LLC 2 - M K D K L L C 3 - FUEL HAVEN LLC 4 - FUEL HAVEN L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1,040,000.00 Mortgagee: COMMUNITY BANK Municipality SALEM TOWNSHIP
Information: 60,000.00 Mortgagor: ONE ZERO TWO THREE MAIN STREET Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$60,000.00 Mortgagee: DIME BANK Municipality HONESDALE BOROUGH
Information: 418,000.00 Mortgagor: RAMOS, DANIEL Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$418,000.00 Mortgagee: SUMMIT MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 35,000.00 Mortgagor: ENNIS, COLLIN Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$35,000.00 Mortgagee: WAYNE BANK Municipality MOUNT PLEASANT TOWNSHIP
Information: 175,000.00 Mortgagor: GALIK, GAIL S Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$175,000.00 Mortgagee: HOMEBRIDGE FINANCIAL SERVICES INC Municipality PAUPACK TOWNSHIP
Information: 625,000.00 Mortgagor: LUKIW, ROMAN 2 - CHIROVSKY, DIANA 3 - LUKIW, DIANA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$625,000.00 Mortgagee: PS BANK 2 - P S BANK Municipality PAUPACK TOWNSHIP
Information: 125,000.00 Mortgagor: SCHAN, JOY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$125,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 145,180.00 Mortgagor: ROBBINS, MELISSA SHIRLEY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$145,180.00 Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC 2 - VILLAGE CAPITAL & INVESTMENT L L C 3 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality HONESDALE BOROUGH
Information: 70,000.00 Mortgagor: BATTEN, JAMES R 2 - BATTEN, PATRICIA M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$70,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality HONESDALE BOROUGH
Information: 100,000.00 Mortgagor: KOTCHESSA, RICHARD C 2 - KOTCHESSA, SUSAN A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$100,000.00 Mortgagee: HONESDALE NATIONAL BANK Municipality LAKE TOWNSHIP

Information: 39,000.00 Mortgagor: BOYLAN, STEPHEN R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$39,000.00 Mortgagee: WAYNE BANK Municipality PAUPACK TOWNSHIP
Information: 117,000.00 Mortgagor: ROI PROPERTIES OF PA L L C 2 - R O I PROPERTIES OF PA L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$117,000.00 Mortgagee: KIAVI FUNDING INC Municipality SALEM TOWNSHIP
Information: 129,222.00 Mortgagor: SMITH, JOSHUA K 2 - SMITH, STEPHANIE M Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$129,222.00 Mortgagee: TOP FLITE FINANCIAL INC 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality BERLIN TOWNSHIP
Information: 265,000.00 Mortgagor: GIOVE, JAMES 2 - GIOVE, MONICA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$265,000.00 Mortgagee: ABSOLUTE HOME MORTGAGE CORPORATION 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality PAUPACK TOWNSHIP
Information: 14,805.08 Mortgagor: GIANCARLI, DAVID G Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$14,805.08 Mortgagee: HOUSING & URBAN DEVELOPMENT Municipality MOUNT PLEASANT TOWNSHIP
Information: 50,000.00 Mortgagor: MULLANEY, SHARON A Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$50,000.00 Mortgagee: FIDELITY DEPOSIT & DISCOUNT BANK Municipality LAKE TOWNSHIP
Information: 321,077.00 Mortgagor: SCHWARTZ, JENNIFER Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$321,077.00 Mortgagee: UNITED WHOLESALE MORTGAGE 2 - MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Municipality STERLING TOWNSHIP
Information: 2,820,000.00 Mortgagor: R & P MARKET PLACE LLC 2 - R & P MARKET PLACE L L C Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$2,820,000.00 Mortgagee: KEARNY BANK Municipality HONESDALE BOROUGH
Information: 350,000.00 Mortgagor: GRABER, MICHAEL CARL 2 - GRABER, SUSAN MICHELLE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$350,000.00 Mortgagee: WAYNE BANK Municipality OREGON TOWNSHIP

DEEDS

Information: LOT 903 Grantor: SHANNON, ERIC 2 - SNISARENKO, VALERY Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$523,865.00 Grantee: BRYANT, DAVID 2 - BRYANT, KELSEY Municipality SALEM TOWNSHIP
Information: LOT 105 Grantor: SIKORSKI, STEFAN EST 2 - SIKORSKI, KEVIN ADM 3 - SIKORSKI, PATRYK ADM Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SIKORSKI, KEVIN 2 - SIKORSKI, PATRYK Municipality PAUPACK TOWNSHIP

Information: LOT 112 Grantor: ROGOVIN, ROMAN	Consideration: \$1.00 Grantee: ROGOVIN FAMILY TRUST 2 - ROGOVIN, ROMAN TR 3 - ROGOVIN, LYUBOV TR
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: FLIPPING YORK LLC 2 - FLIPPING YORK L L C	Consideration: \$8,000.00 Grantee: NITTI, MICHAEL A
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: OLIVEIRA, ELISANGELA	Consideration: \$7,000.00 Grantee: CJK GENERAL CONSTRUCTION LLC 2 - C J K GENERAL CONSTRUCTION L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: NEARY, KIMBERLY C	Consideration: \$177,000.00 Grantee: SEELEY, PATRICIA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: Grantor: LSFEIGHT MASTER PARTICIPATION TRUST BY AF 2 - HUDSON HOMES MANAGEMENT AF 3 - L S F EIGHT MASTER PARTICIPATION TRUST BY AF 4 - U S BANK TRUST TR BY AF	Consideration: \$160,000.00 Grantee: FALLS COTTAGE LLC 2 - FALLS COTTAGE L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: Grantor: REYNOLDS, JEFFREY	Consideration: \$90,500.00 Grantee: BOWMAN, MATTHEW
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality TEXAS TOWNSHIP 1 & 2
Information: Grantor: K&K REAL ESTATE 2 - K & K REAL ESTATE	Consideration: \$775,000.00 Grantee: MKDK 2 - M K D K
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 151 Grantor: LOMBARDI, JOSEPH	Consideration: \$440,000.00 Grantee: RAMOS, DANIEL
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 74 Grantor: BENARICK, PAUL A EST AKA 2 - BENARICK, PAUL EST AKA 3 - BENARICK, CYNTHIA J ADM	Consideration: \$1.00 Grantee: FITT, PAULA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 2 Grantor: SHAFFER, BLAINE	Consideration: \$350,000.00 Grantee: LOCKLINS BOTTLED GAS INC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 69 Grantor: RIVERA, SANTOS	Consideration: \$10.00 Grantee: CABRERA, LORENZO 2 - RIVERA, SANTOS JR 3 - RIVERA, ISAAC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

Information: LOT 92 Grantor: RIVERA, SANTOS	Consideration: \$10.00 Grantee: CABRERA, LORENZO 2 - RIVERA, SANTOS JR 3 - RIVERA, ISAAC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 68 Grantor: RIVERA, SANTOS	Consideration: \$10.00 Grantee: CABRERA, LORENZO 2 - RIVERA, SANTOS JR 3 - RIVERA, ISAAC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 71 Grantor: RIVERA, SANTOS	Consideration: \$10.00 Grantee: RIVERA, SANTOS JR 2 - CABRERA, LORENZO 3 - RIVERA, ISAAC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 70 Grantor: RIVERA, SANTOS	Consideration: \$10.00 Grantee: RIVERA, SANTOS JR 2 - CABRERA, LORENZO 3 - RIVERA, ISAAC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 91 Grantor: RIVERA, SANTOS	Consideration: \$10.00 Grantee: RIVERA, SANTOS JR 2 - CABRERA, LORENZO 3 - RIVERA, ISAAC
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP

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Information: Grantor: DOMBROWSKI, MADDOX 2 - DOMBROWSKI, LINDA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: DAVIS, AMANDA 2 - DAVIS, JEFFREY Municipality MOUNT PLEASANT TOWNSHIP
Information: LOT 14 Grantor: KENT BROWN JR REVOCABLE TRUST 2 - TAYLOR, JOLYN T TR	Consideration: \$35,000.00 Grantee: PHILLIPS, RYAN 2 - PHILLIPS, BREANNE 3 - MILLER, WILLIAM 4 - MILLER, KIMBERLY Municipality DAMASCUS TOWNSHIP
Information: Grantor: MUNDY, JOHN R Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$208,000.00 Grantee: SCHAN, JOY Municipality HONESDALE BOROUGH
Information: LOT 105 Grantor: STEIGERWALT, FRANCIS 2 - STEIGERWALT, MARY G Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$479,000.00 Grantee: MULROONEY, KEVIN D 2 - MULROONEY, CHRISTINE A Municipality PAUPACK TOWNSHIP
Information: Grantor: ENG, WUN MON EST AKA 2 - ENG, WUN M EST AKA 3 - ENG, RAYMOND EST AKA 4 - ENG, NELSON 5 - LEONG, GING C 6 - LEONG, BETTY M 7 - CHAN, JOSEPH F 8 - CHAN, EVA YUK YIN 9 - ENG, MARION L EXR Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$450,000.00 Grantee: JONES, JEFFERY H 2 - ROBES, CHRISTINE E Municipality DREHER TOWNSHIP
Information: Grantor: ANGOTTI, FRANCO 2 - ANGOTTI, RITA 3 - GARRITANO, TONINO 4 - GARRITANO, MARIA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$275,000.00 Grantee: CHRISTMAN, ZACHARY GREGORY 2 - CHRISTMAN, ERIN Municipality DREHER TOWNSHIP
Information: LOT 607 Grantor: MERCADO, LORRAINE Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$10.00 Grantee: ROSA, DENNY S 2 - ROSA, KATE Municipality LEHIGH TOWNSHIP
Information: LOT 1 Grantor: RUTLEDGE, CLARA AKA 2 - RUTLEDGE, CLARA H AKA Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: SMITH, AMY L 2 - RUTLEDGE, KATHERINE A 3 - RUTLEDGE, MELISSA S Municipality DAMASCUS TOWNSHIP
Information: LOT 2 Grantor: RICHARDS, NICHOLAS Locations: C -Map -Blk-Lot-unit 1 - N/-A	Consideration: \$1.00 Grantee: RICHARDS, RANDY 2 - RICHARDS, CLARA ANN Municipality SALEM TOWNSHIP

Information: Grantor: SOUNDVIEW HOME LOAN TRUST TWO ZERO ZERO SIX OPTFOUR BY AF 2 - DEUTSCHE BANK NATIONAL TRUST COMPANY TR BY AF 3 - PHH MORTGAGE CORPORATION AF 4 - P H H MORTGAGE CORPORATION AF 5 - SOUNDVIEW HOME LOAN TRUST TWO ZERO ZERO SIX O P T FOUR BY	Consideration: \$50,000.00 Grantee: SOLLENNE, STEPHEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: LOT 11B Grantor: MARSHALL, THOMAS F 2 - MARSHALL, INGRID M	Consideration: \$1.00 Grantee: MARSHALL, THOMAS F 2 - MARSHALL, INGRID M
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 486 Grantor: BARCELLONA, MATTHEW AKA 2 - BARCELONA, MATTHEW AKA	Consideration: \$1.00 Grantee: BARCELLONA, MATTHEW AKA 2 - BARCELONA, MATTHEW AKA 3 - BARCELLONA, MARIE AKA 4 - BREAZZANO, MARIE AKA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: TCHORZEWSKI, LENA	Consideration: \$55,000.00 Grantee: TANNER, ROBERT E 2 - TANNER, ROBERT C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 1 Grantor: JONES, CAROL A	Consideration: \$130,000.00 Grantee: ROI PROPERTIES OF PA L L C 2 - R O I PROPERTIES OF PA L L C
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 184 Grantor: MARRONE, KAREN 2 - MARRONE, ROBERT	Consideration: \$465,000.00 Grantee: GIOVE, JAMES 2 - GIOVE, MONICA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 4186 Grantor: SCHOBEL, ERIC M AGENT 2 - SCHOBEL, REINHOLD K BY AGENT	Consideration: \$10,500.00 Grantee: FENN, RICHARD 2 - LOMBARDO, LAURA
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP
Information: Grantor: PILGRIM, JEAN L	Consideration: \$1.00 Grantee: PILGRIM, JEAN L 2 - PILGRIM, STACEY J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: KHOURY, GLENN 2 - KHOURY, JENNIFER D LUKE 3 - LUKEKHOURY, JENNIFER D	Consideration: \$80,000.00 Grantee: BARLETTA, VICTOR J
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: LOT 4281 Grantor: KIDANE, MATTHEW 2 - FISAHA, SIAM	Consideration: \$3,500.00 Grantee: TOWN & COUNTRY BUILDING CORP
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LAKE TOWNSHIP

Information: Grantor: WELSH, BRIAN	Consideration: \$85,000.00 Grantee: LEWIS, GLORIA 2 - HAGENBUCH, DAVID
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: Grantor: GAGER, JOSEPH S	Consideration: \$1.00 Grantee: GAGER, JOSEPH S
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: GAGER, JOSEPH S	Consideration: \$1.00 Grantee: GAGER, JOSEPH S
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality DAMASCUS TOWNSHIP
Information: Grantor: COMMUNITY LD LLC 2 - COMMUNITY L D L L C	Consideration: \$20,000.00 Grantee: CHETRANCOLO, GENESIS
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality LEHIGH TOWNSHIP
Information: LOT 12 Grantor: SCHWARTZ, ALEXANDER	Consideration: \$3,000.00 Grantee: SINGH, BICKRAM MARK
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP
Information: LOT 85 Grantor: DEPOL, HOWARD	Consideration: \$1.00 Grantee: DEPOL, HOWARD 2 - MASTRO, KARI 3 - ROBERTSON, KRISTEN
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: Grantor: MILLER, TERESA A EST AKA BY SHERIFF 2 - DEREAMER, BARBARA BY SHERIFF 3 - MILLER, THERESA A EST AKA BY SHERIFF	Consideration: \$3,739.16 Grantee: CASCADE FUNDING MORTGAGE TRUST ABONE 2 - CASCADE FUNDING MORTGAGE TRUST A BONE
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality HONESDALE BOROUGH
Information: LOT 17A Grantor: DUH, WILLIAM G BY AF 2 - DUFF, ROSE ANN AF	Consideration: \$142,000.00 Grantee: CHAPMAN, CLAYTON G
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality PAUPACK TOWNSHIP
Information: LOT 46 Grantor: ALTIERI, DAN AKA 2 - ALTIERI, DANIEL P AKA 3 - ALTIERI, LORI AKA 4 - ALTIERI, LORI J AKA	Consideration: \$327,000.00 Grantee: SCHWARTZ, JENNIFER
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality STERLING TOWNSHIP
Information: Grantor: PARRY, LYNN A 2 - PARRY, LISA	Consideration: \$40,000.00 Grantee: PARRY, MORAG N
Locations: C -Map -Blk-Lot-unit 1 - N/-A	Municipality SALEM TOWNSHIP

COURT CALENDAR — THIRD FLOOR HISTORIC COURTROOM

April 21, 2025–April 25, 2025

Monday, April 21, 2025

9:00 AM
PFA'S
137-2025-DR McGuire v. Gordon
138-2025-DR Bruch v. Propes

10:00 AM
Roche v. Roche 644-2016-DR
Hearing on Motion for Appointment of GAL
Farrell/O'Hara

11:00 AM
Bunting v. Bunting 474-2024-DR
Argument on Preliminary Objections to amended complaint in divorce
Fisher/Cali

1:00 PM
DRO De Novo & Contempt

Tuesday, April 22, 2025

9:00 AM
Virkitis v. Vaughn 368-2024-DR
Special Relief
Williams/McGraw

9:30 AM – 10:00 AM
Costello v. Costello 360-2024-DR
Argument on Defendant's motion for reconsideration
O'Hara/W.Martin

1:00 PM
Welch v. Bennet 695-2016 (Wyoming County Case)
Custody Hearing
Taylor/Gallagher

Wednesday, April 23, 2025

9:00 AM – 9:15 AM
Mertz v. Angueira 88-2012-DR
Custody Pre-Trial
Pro Se/ Pro Se

9:00 AM
Central Court

10:00 AM
Shiels et al v Bartles et al 317-2015-cv
Pretrial Conference
Bugaj/Sherr

12:00 PM
Drug Court Team Meeting

12:30 PM
Drug Court

2:00 PM – 4:00 PM
Com v Witkowski 40-2024-CR
Motion re: Competency for Trial
DA/Franceski

Thursday, April 24, 2025

9:00 AM
Commonwealth Matters
Suppression Hearing 5-2024-CR Capo, Armando Martin II
Bench Warrant return 15-2020-SA Oneil, Thomas Pro Se
Contempt; Probation Violation Hearing 206-2023-CR; 236-2023-CR
Dibenedetto, Joseph
Restitution hearing and Sentencing 300-2024-CR Hunt, Wendy Solomon
Motion to Modify Bail 66-2025-MD Corey, Kristofer Bugaj
Sentencing 437-2024-CR Monk, Leslie Munley

1:00 PM
Commonwealth Matters
GP 413-2024-CR MacDonald, Michael K. Martin
ARD 67-2025-CR Foley, John Pfaff
GP 427-2024-CR Cantelmo, Dwayne Martin II
GP 26-2025-CR McAdams, Christine Pfaff
GP 393-2024-CR Harris, Frank Lermite

2:00 PM
Commonwealth Matters
Pre-Trial; Omnibus Motion and Motion to Compel
395-2024-CR
Hageman, William
OAG/

2:00 PM
Criminal Pre-Trials

Friday, April 25, 2025

8:30 AM
MacMaster v. MacMaster 99-2024-DR
Contempt
Campbell/Cali

9:00 AM
PFA
6-2025-DR Smith v. Berrazouane Martin II
28-2025-DP Scarfalloto v. Scarfalloto T.Farley/Eagen

10:00 AM
Alma v. Alma n/k/a Cady 291-2024-DR
Contempt
Bugaj/Campbell

10:00 AM
Figueroa v. Alma 397-2024-DR
Primary Custody Hearing & Contempt
Campbell/Bugaj

COURT CALENDAR — FOURTH FLOOR COURTROOM #2

April 21, 2025–April 25, 2025

Monday, April 21, 2025

Civil Pre-Trials
9:00 Borrell v. Buono 543-2023-CV Smith/Aquilino
10:00 McGlone v Sura 327-2023-CV Clark/Ryzewski
10:30 Talley v. Mayer 33-2024-CV Owens/Neyhart
11:30 Jascoviez v The Hideout et al 663-2023-cv
Kipperman/Mayers/Lees/Giannetta
1:30 Freeman v Breezewood 564-2023-cv Walker/Troy
3:00 Sanko v Beck 276-2023-CV Berwish/Gambone

Tuesday, April 22, 2025

Dependency
11:00 Adjudication 7-2025-DP In Re: A.M.
Anderson/Martin II/Rechner/Campbell
11:30 Permanency Review 43-2014-DP In Re: Z.P.
Anderson/Martin II/Henry/Weed
1:00 14-2024-DP Permanency Review In Re: E.E.
Anderson/Campbell/Weed/Martin II
1:30 2-2025-DP Adjudication In Re: A.H.
Anderson/Martin II/ Rechner/Collins

Wednesday, April 23, 2025

9:30 AM
Salvation Army v. Assessment 606-2024-CV
Tax Assessment Appeal
McGravey/Kay

Thursday, April 24, 2025

9:00 AM
Smith v. Assessment 602-2024-CV
Tax Assessment Appeal
N.Gregory/Kay

1:30 PM
In Re: Adoption R.A.F. 9-2025-AD
Adoption
McAndrew

Friday, April 25, 2025

9:00 AM
In Re: Wayne County Tax Claim Bureau Distribution # 1 155-2025-CV
Hearing on Confirmation for Distribution
Krajkovich

ARBITRATION ROOM CALENDAR

April 21, 2025–April 25, 2025

Thursday, April 24, 2025

1:00 PM
Garcia v. Daniels 647-2022-DR
Custody Hearing (Larson)
Bugaj/Campbell

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